

150 W Georgia Street Vancouver

REZONING Text Amendment Feb 13th, 2023









PUBLIC WORK

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150 W GEORGIA STREET.

VANCOUVER.

REZONING TEXT AMENDMENT TO CD-1 BY-LAW

- 1. Rezoning Intent
- 2. Rezoning Rationale
- 3. Renderings
- 4. Drawings

Rezoning Intent

Re: Rezoning Text Amendment for 150 W. Georgia Street

In July 2020, City Council approved the rezoning of 720 Beatty Street and

701 Expo Boulevard and nearly 2 years later, in June 2022, the CD-1 By-law No. 13399 was enacted. The purpose of the rezoning was to upgrade Creative Energy's existing thermal energy plant, and to use the surplus land/air rights on the site to create new Class A workspace, with large floor plates and a host of amenities to attract companies and talent in the tech space and creative economy. Additionally, the redevelopment will create a new public plaza connecting BC Place and W. Georgia Street, as well as a high-quality retail experience that will activate the Stadium District.

The new CD-1 By-law subdivided off the 'Option lands' which sat adjacent to the neighboring property, and consolidated 720 Beatty Street and what remained of 701 Expo Boulevard into a single property, which is 150 W. Georgia. The By-law does however retain the Sub-areas A and B designations for the overall site, and prescribes maximum permitted floor areas as follows:

Sub-area A: 58,793 m²

Sub-area B: 2,809 m²

The purpose of this text amendment to the CD-1 By-law is to increase the maximum permitted floor areas in Sub-areas A and B to accommodate Creative Energy's operations and growth plans. The increase is primarily attributed to Creative Energy's low carbon steamplant, which is now being included in the belowgrade parking levels of the development. The low carbon plant will consist of electric boilers and a high-voltage connection from BC Hydro, which will facilitate the conversion of clean electricity from hydroelectric sources into low carbon thermal energy. The clean electric boilers will replace a material portion of the natural gas boiler capacity, and will be capable of providing Creative Energy's base utility load for most of the year.

With this fuel switch from natural gas to electricity, Creative Energy's downtown plant will meet the City's requirements for a low carbon district energy system, and will decarbonize a significant portion of Creative Energy's downtown Vancouver network. The first phase of the low carbon plant alone will result in an emissions reduction of 40,000 tonnes of GHG annually, with future phases anticipated to eliminate over 90% of operational carbon emissions from buildings which are connected to the network.

Put simply, as one of the largest decarbonization initiatives of its kind in North America, the low carbon plant will make a significant contribution to our collective fight against climate change. It will reduce GHG emissions, improve air quality downtown, and help the City to meets its sustainability goals, as outlined in the Climate Emergency Action Plan. It will also enable both existing property owners and developers to attract high-quality tenants that come with sustainability mandates.

Outside of the additional floor area for the steamplant, our submission includes a slight reduction in office space and a roughly proportional increase in retail space. The reason for this is the planned conversion of the secondary office lobby into CRU space.

To accommodate the above changes, this text amendment seeks to increase the maximum permitted floor areas as follows:

Sub-area A: 59,233 m² (increase of 437 m²)

Sub-area B: 3,961 m² (increase of 1,152 m²)

The additional floor area is all situated below grade, within a new underground parking level, P5. Most of this space is located within Sub-area B. This change does not impact the above grade levels or the form of development in any way.

In addition to the benefits outlined for the full development during the rezoning process, below is a summary of the benefits of this proposed amendment:

- 1. <u>GHG Emissions Reductions:</u> The first phase of the new low carbon plant that is housed within the development will **reduce GHG emissions by 40,000 tonnes annually, which is the equivalent of removing 8,600 gasoline-powered vehicles from the road**. The new design also preserves space for expansion and further emissions reductions.
- 2. <u>Improved Air Quality:</u> The low carbon plant, along with the replacement of the existing gas boilers with high efficiency alternatives, will result in a material improvement in particulate emissions from the plant, and overall air equality in the area.
- 3. <u>Plant Operational Efficiencies:</u> The previous design relied on a satellite plant at BC Place to complement a smaller plant within the redevelopment. The updated design reconciles the split plant concept and consolidates 100% of the plant space, including the low carbon plant, within the redevelopment. It will result in more efficient operations and a more adaptable and resilient long-term solution for the plant.
- 4. Demonstrating Green Building Leadership: At the micro level, the low carbon plant enhances the sustainability offering of the development, significantly reducing its operational carbon footprint. At the macro level, the plant represents one of the largest decarbonization initiatives in North America and will make a significant contribution to the City's climate goals. Additionally, it will serve as the most cost-effective means for many existing buildings and future developments to meet the City's policy requirements and/or achieve their own climate goals. Finally, it will serve to attract high-quality tenants, with their own ambitious sustainability mandates, to the downtown core.

We believe that this amendment enhances our development offering and hope that our submission can be seen in this context.

Rezoning of the site was approved in July 2020, and the CD-1 By-law was enacted in June 2022.

The following outlines the variations to the CD-1 By-law that we are seeking as part of this amendment:

Uses

This amendment does not seek any change in use. The development falls under three use categories within the CD-1:

Community Energy Centre – the natural gas and low carbon plant fall within this use. The incorporation of the low carbon electric boiler plant within the development has increased the floor area for this use by 1,568 m².

Retail – Floor area allocated to retail uses has increased by 211 m², primarily as a result of the planned conversion of the secondary office lobby on level 1 to future CRU space.

Office - Floor area allocated to office uses has decreased by 190 m², primarily as a result of the aforementioned conversion of the secondary office lobby on level 1 to future CRU space.

Density

The CD-1 By-law prescribes maximum permitted floor areas as follows:

Sub-area A: 58,793 m²

Sub-area B: 2,809 m²

The proposed amendment seeks to increase the maximum permitted floor areas as follows:

Sub-area A: 59,233 m² (increase of 440 m²)

Sub-area B: 3,961 m² (increase of 1,152 m²)

Height

The CD-1 By-law prescribes a maximum building height as follows:

Sub-area A: 63.4 m to the top of the roof slab

Sub-area A: 70.1 m maximum overall building height measured from the base surface (as amended in October 2022)

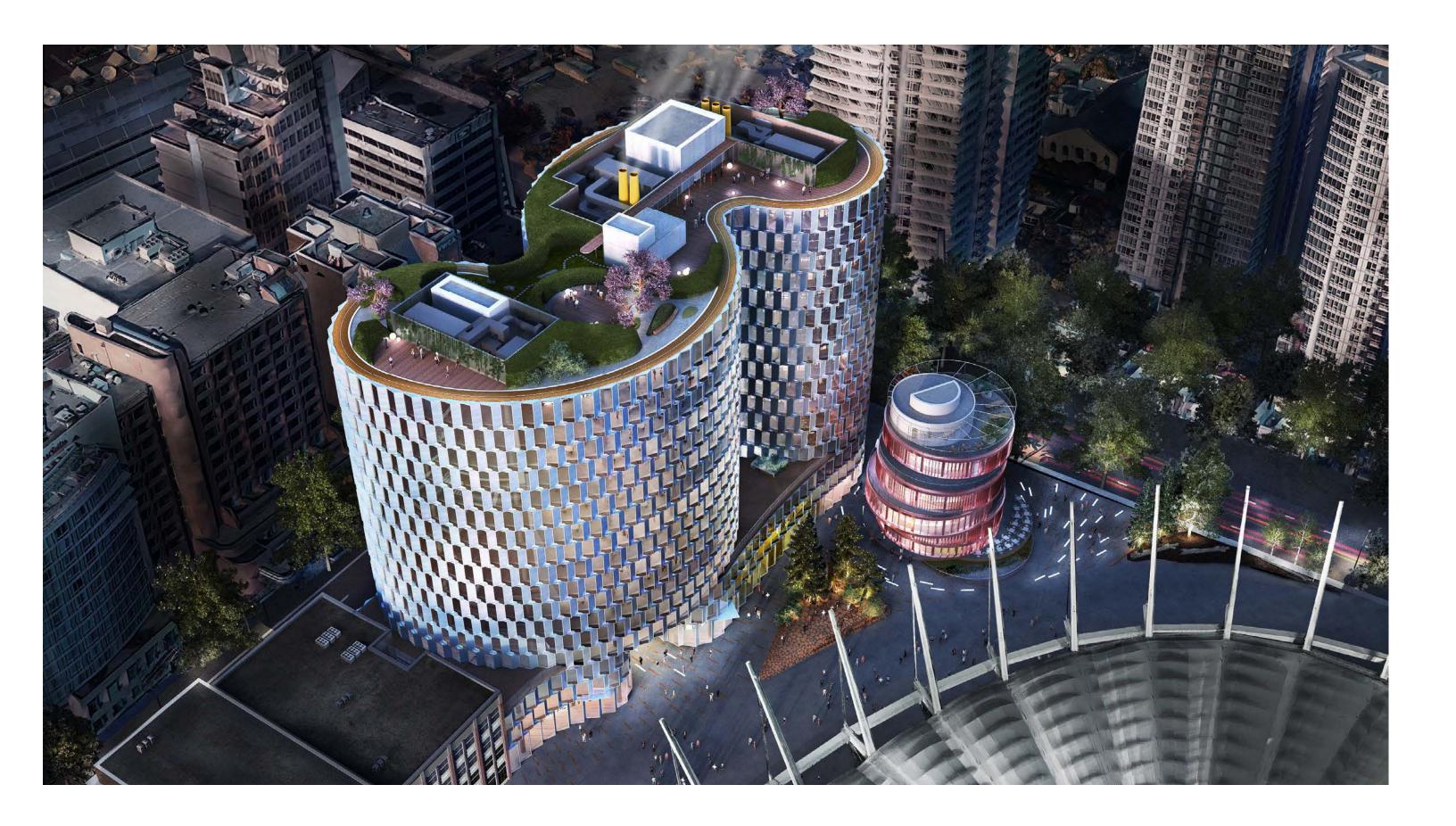
Sub-area B: 28.7 m to the top of the parapet slab

Setbacks

The amendment does not propose any variances to the building setbacks.







CONCEPT

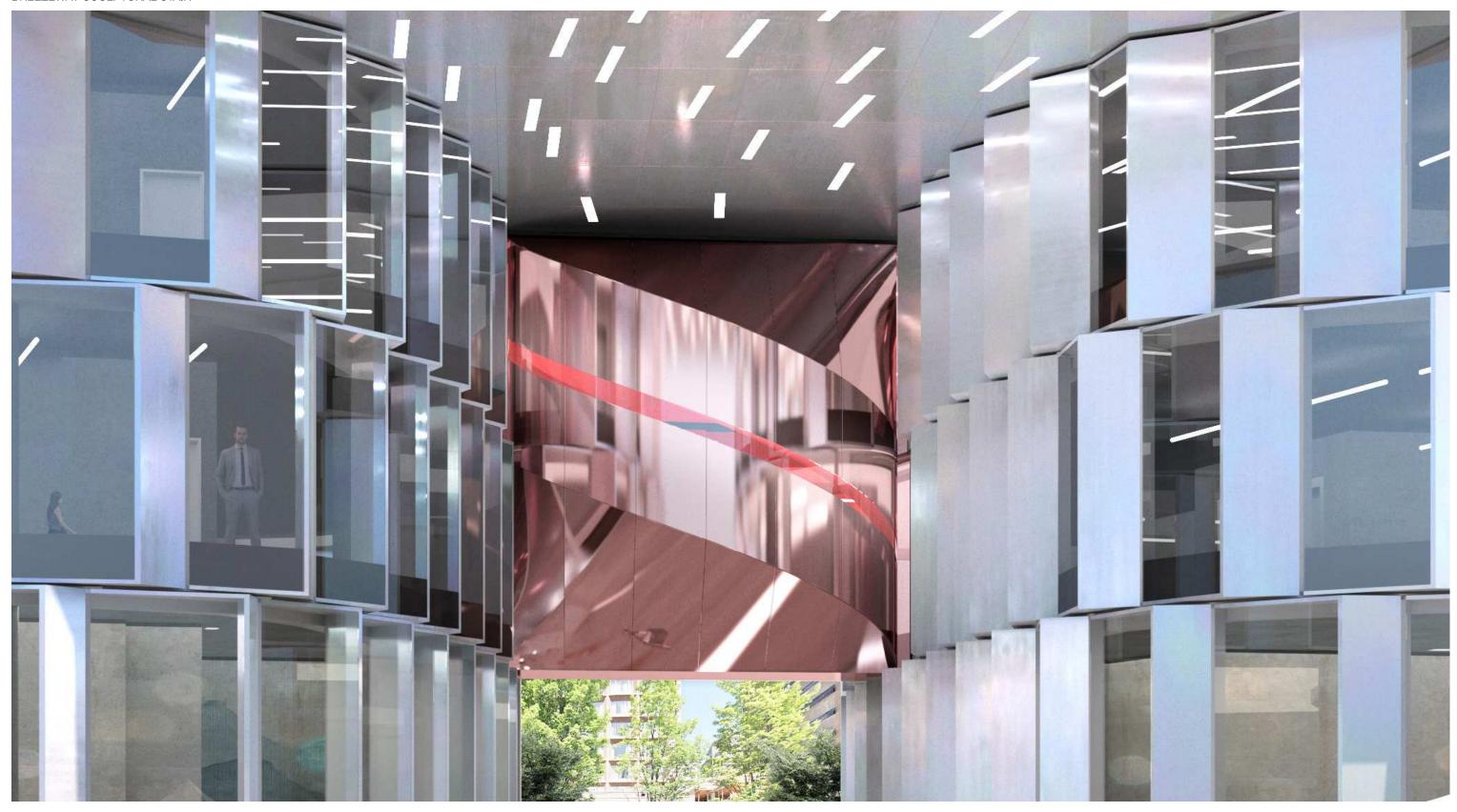


CONCEPT



720 BEATTY FACADE

BREEZEWAY SCULPTURAL STAIR





CONCEPT

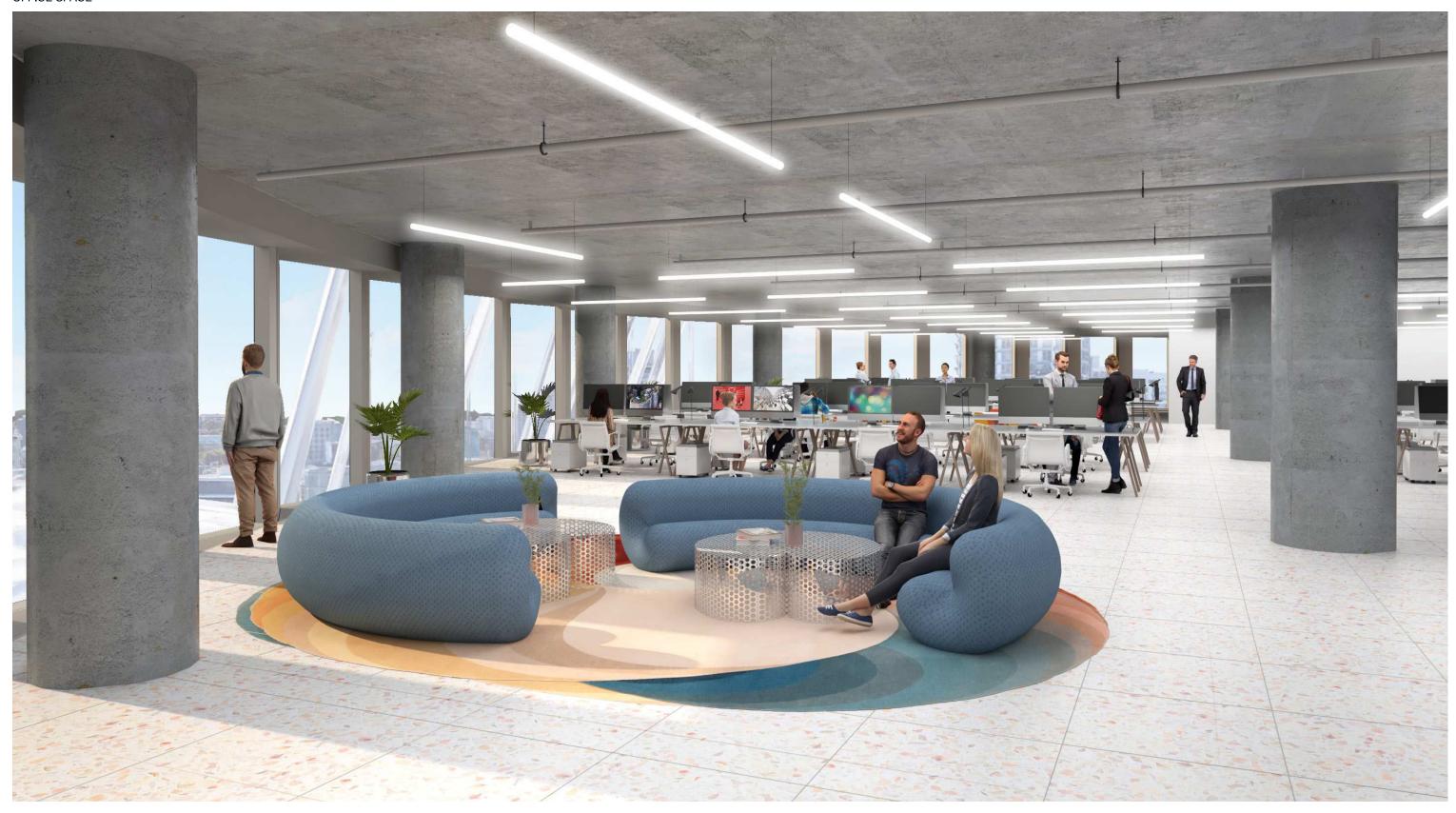
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CONCEPT

OFFICE SPACE



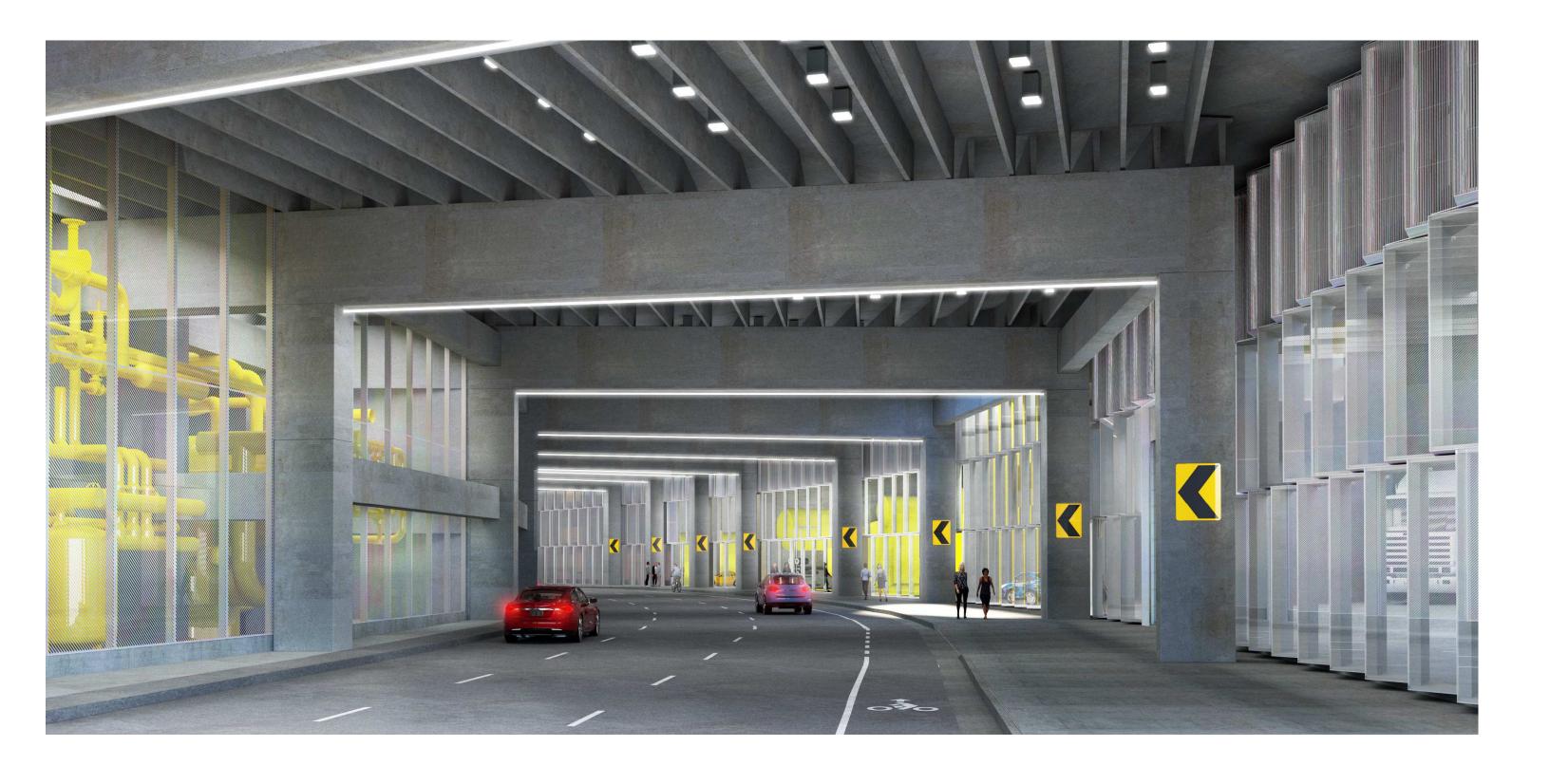
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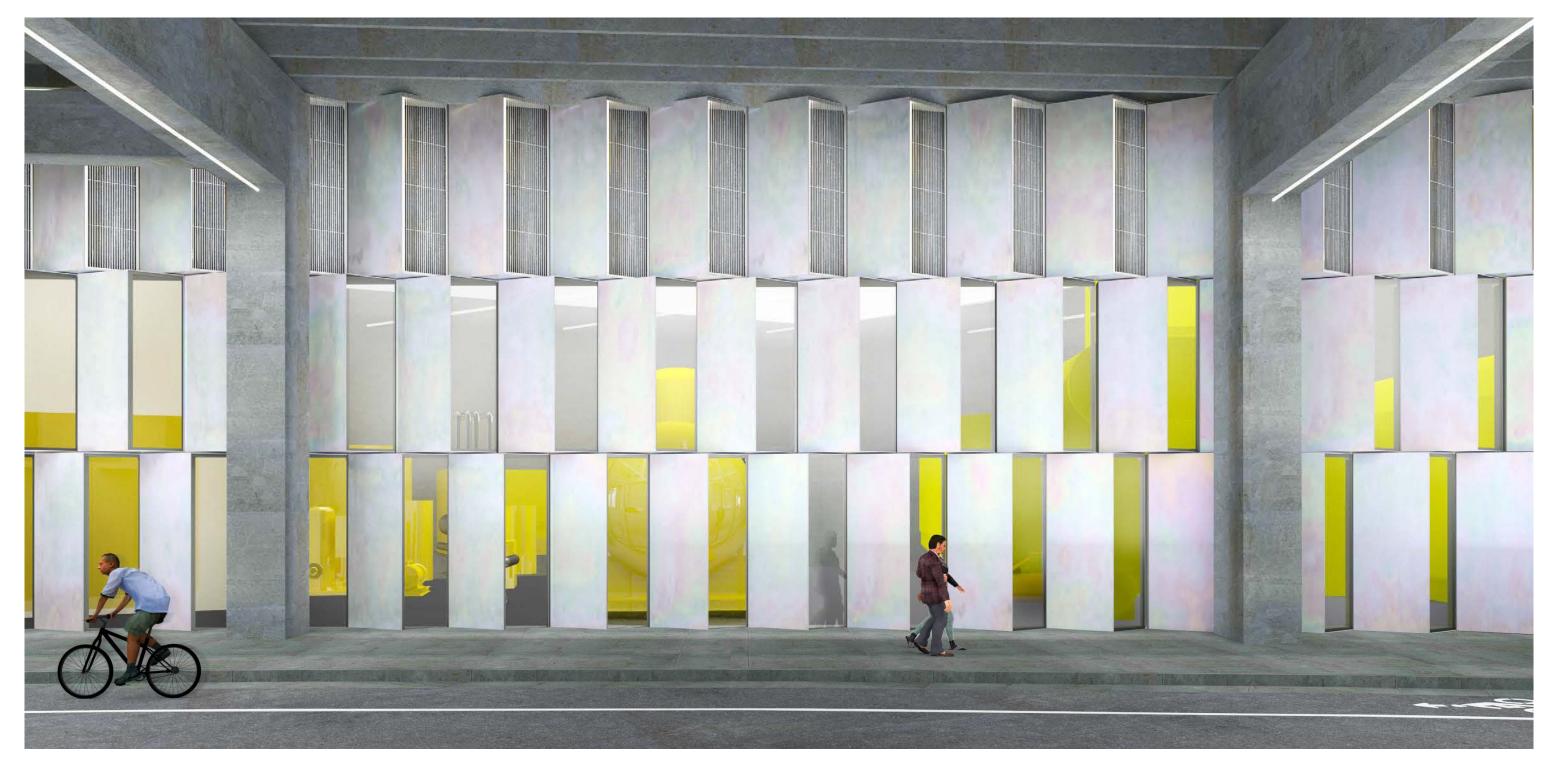
PARKADE ENTRANCE



720 BEATTY FACADE ROOF ENCLOSURE







720 BEATTY ST - VANCOUVER DESIGN REPORT - DEVELOPMENT PERMIT

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720 BEATTY ST, VANCOUVER, BC



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DRAWING DP INDEX
G000 COVER
G001.DP DRAWING INDEX
G006.DP TECHNICAL ANALYSIS
G100 CONTEXT PLAN
G104 SHADOW STUDY
L100 GROUND LEVEL LAYOUT AND MATERIALS PLAN
A2101 PHASE 2 - SITE PLAN - BEATTY ST.
A2101.2 PHASE 2 - SITE PLAN - BEATTY ST. (EXISTING CONDITION)
A2101.3 PHASE 2 - SITE PLAN - POS EXPO BLVD.
G300 FSR FLOOR AREA - LEVEL P06
G301 FSR FLOOR AREA - LEVEL P04
G302 FSR FLOOR AREA - LEVEL P04
G303 FSR FLOOR AREA - LEVEL P05
G304 FSR FLOOR AREA - LEVEL P01
G305 FSR FLOOR AREA - LEVEL D01
G306 FSR FLOOR AREA - LEVEL L01
G307 FSR FLOOR AREA - LEVEL L02
G308 FSR FLOOR AREA - LEVEL L03
G309 FSR FLOOR AREA - LEVEL L04
G309 FSR FLOOR AREA - LEVEL L05
G310 FSR FLOOR AREA - LEVEL L06
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                                         FSR FLOOR AREA - LEVEL L13
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                                            FSR FLOOR AREA - LEVEL L15
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                                             FSR FLOOR AREA - LEVEL L17
                                             FSR FLOOR AREA - ROOF
                                            FSR FLOOR AREA - PAVILION L01 - L04
                                        FSR FLOOR AREA - PAVILION L5 - MECHNICAL ROOF
PHASE 2 - OVERALL PLANS - P05, P04, & P03
                                         PHASE 2 - OVERALL PLANS - P02 & P01
PHASE 2 - OVERALL PLANS - L01 & L02
       A2205
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                                        PHASE 2 - OVERALL PLANS - L03 & L06
PHASE 2 - OVERALL PLANS - L07 & L10
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    A2210
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                                         PHASE 2 - OVERALL PLANS - ROOF
                                         PHASE 2 - PARTIAL PARKADE PLAN - P03 (720)
PHASE 2 - BUILDING ELEVATIONS - TOWER WEST
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TRANSPORTATION VERTICAL TRANSPORTATION BUNT & ASSOCIATES ENG LTD. GUNN CONSULTANTS INC.

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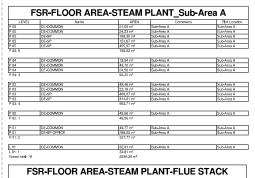
LEVEL	Name	AREA	Comments	Plot Location
P.02	OFFICE-PROP MGMT	218.90 m²	Sub-Area A	Sub-Area A
P 02: 1		218 90 m²		
L 01	CE-OFFICE LOBBY	101.61 m²	Sub-Area A	Sub-Area A
I 01: 1	Total College College	101.61 m²	1000710071	10007110071
L 02	OFFICE	1924 18 m²	OFFICE ESR AREA	Sub-Area A
L 02	OFFICE-CE	455.70 m²	OFFICE FSR AREA	Sub-Area A
L 02: 3		2379.88 m²		
L 03	OFFICE	2832 73 m²	OFFICE FSR AREA	Sub-Area A
L 03: 1		2832,73 m²		
L 04	OFFICE	2845.85 m²	OFFICE FSR AREA	Sub-Area A
L 04: 1	-	2845.85 m²		
L 06	OFFICE	2867.84 m²	OFFICE FSR AREA	Sub-Area A
L 05: 1		2867.84 m²		
L 06	OFFICE	2819.88 m²	OFFICE FSR AREA	Sub-Area A
L 06: 1	•	2819.88 m²	•	•
L 07	OFFICE	2939.37 m²	OFFICE FSR AREA	Sub-Area A
L 07: 1	-	2939.37 m²		
L 08	OFFICE	2940.15 m²	OFFICE FSR AREA	Sub-Area A
L 08: 1	•	2940.15 m²	•	_
L 09	OFFICE	2940.19 m²	OFFICE FSR AREA	Sub-Area A
L 09: 1	•	2940.19 m²	•	•
L 10	OFFICE	2939.85 m²	OFFICE FSR AREA	Sub-Area A
L 10: 1		2939.85 m²		
L11	OFFICE	2892.50 m²	OFFICE FSR AREA	Sub-Area A
L11:1		2892.50 m²		
L 12	OFFICE	2939.95 m²	OFFICE FSR AREA	Sub-Area A
L 12: 1		2939.95 m²		
L 13	OFFICE	2939.18 m²	OFFICE FSR AREA	Sub-Area A
L 13: 1		2939,18 m²		
L14	OFFICE	3021.82 m ^a	OFFICE FSR AREA	Sub-Area A
L 14: 1		3021.82 m²		
L 15	OFFICE	3022,84 m²	OFFICE FSR AREA	Sub-Area A
L 15: 1		3022.84 m²		
L 16	OFFICE	2966,14 m²	OFFICE FSR AREA	Sub-Area A
L 16: 1		2966.14 m²		
L 17	OFFICE	3009.65 m²	OFFICE FSR AREA	Sub-Area A
L 17: 1		3009.65 m²		

LEVEL	Name	AREA	Comments	Plot Location
			Comments	
.01	CRU	259.73 m²		Sub-Area A
.01	CRU 1	325.45 m²		Sub-Area A
.01	CRU 2	441.96 m²		Sub-Area A
.01	CRU 3	292,40 m²		Sub-Area A
.01	CRU 4	125,94 m²		Sub-Area A
.01	CRU 5	134.21 m²		Sub-Area A
.01	CRU 6	321,99 m ²		Sub-Area A
.01	CRU-STORAGE	13,93 m²	Sub-Area A	Sub-Area A
01:8	_	1915.61 m²	•	
Scand total: 8		1915.61 m²		

	FSR-FLOOR A	REA-RETA	IL_Sub-Area	В
LEVEL	Name	AREA	Comments	Plot Location
P 01	RETAL-WC	143,21 m²	Sub-Area B	Sub-Area B
P 01: 1	•	143,21 m²	•	•
PAV - L01	RETAIL	248.43 m²	PAVILION	Sub-Area B
PAV - L01: 1	•	248.43 m²	•	
PAV - L02	RETAIL	254,10 m²	PAVILION	Sub-Area B
PAV - L02: 1		254.10 m ^a		
PAV - L03	RETAIL	254,11 m²	PAVILION	Sub-Area B
PAV - L03: 1	•	254.11 m²	•	•
PAV - L04	RETAIL	254,10 m²	PAVILION	Sub-Area B
PAV - L04: 1	•	254.10 m²	-	
PAV - L05	RETAIL	254.10 m²	PAVILION	Sub-Area B
PAV - L05: 1	-	254.10 m²	•	
PAV - L06	RETAIL	39.99 m²		Sub-Area B
PAV - L06: 1		39.99 m²		•
Grand total: 7		1448,04 m²		

		Parking Sch	ed	ule -	Bike
BIKES		•			
Level	Stall Type	Description	Bike Count	Percentage	
P (3	BCAHS	BIKE CLASS A HORIZONTAL STACKED	196	59%	1
P 03	9CAL	BIKE CLASS A LOCKER	122	38%	
P (3	9CAO	BIKE CLASS A OVERSIZED SPACE	17	5%	
Grand to	nat 335		335		
P (3	ЭСВ	BIKE CLASS B	12		1
PK/IJO L01	BCB .	BKE CLASS B	6		
Grand to	tal: 18		18		

Leve	Stall Type	Type Mark	Type	Count	Description
P 01			*	•	-
P 01	HC	HC	ADA 2500 x 5500	6	ACCESSIBLE PARKING
P 01	SC	SC	Small Car Typical 2300 x 4600	1	SMALL CAR
P 01	SCW	SCW	Small Car Wall 2600 x 4600	2	SMALL CAR WALL
P 01	ST	ST	Standard 2500 x 5500	1	STANDARD
P 01	ST(EV)	ST(EV)	Standard Electric Vehicle W/ Charger (EV) 2500 x 5500	16	STANDARD W/ ELECTRIC
P 01	ST(GV)	ST(GV)	Standard Green Vehicle Preferred (GV) 2500 x 5501	7	STANDARD GREEN VEHK PREFERRED PARKING
P 01	ST(W)	ST(W)	Standard 2700 x 5500 Wall	2	STANDARD CAR WALL
P 01	STW(EV)	STW(EV)	Standard Electric Vehicle W/ Charger (EV) 2700 x 5500 Wall	3	STANDARD W/ ELECTRIC
P 02	CAP	CAP	L	2	CLASS A PASSENGER
P 02	CS2	CS2	Car Share 2900 x 5501 2 way	10	CAR SHARE 2 WAY
P 02	HC	HC	ADA 2500 x 5500	8	ACCESSIBLE PARKING
P 02	SC	SC	Small Car Typical 2300 x 4600	3	SMALL CAR
P ()2	SCW	9CW	Small Car Wall 2600 x 4600	1	SMALL CAR WALL
P 02	ST	ST	Standard 2500 x 5500	23	STANDARD
P 02	ST(GV)	ST(GV)	Standard Green Vehicle Preferred (CV) 2500 x 5501	2	STANDARD GREEN VEHIC PREFERRED PARKING
P 02 P 02- 54	ST(W)	ST(W)	Standard 2700 x 5500 Wall	5	STANDARD CAR WALL
P 03 P 03 P 03 P 03	CAL CAP CBL CS1	CAL CAP CBL CS1	Otess A Loading 5500 x 2700 Class A Passenger 2900 x 5500 Class B Loading 8500 x 3000 Class B Loading 8500 x 3000 Car Share 2900 x 5500 I way	8 6 6	CLASS A LOADING CLASS A PASSENGER CLASS B LOADING CAR SHARE 1 WAY
P 03: 32 P 04 P na	ICE	ICE		16	ICREATIVE ENERGY
P 04	HG	HC	ADA 2500 x 5500	9	ACCESSIBLE PARKING
P 04	SC	SC SC		12	SMALL CAR
			Small Car Typical 2300 x 4600		
P 04	SCW	SCW	L	2	SMALL CAR WALL
P 04		ST	Standard 2500 x 5500	30	STANDARD
P 04	STIWO	ST(W)	Standard 2700 x 5500 Wall	2	STANDARD CAR WALL





LEVEL	Name	AREA	Comments
P 05	CE-COMMON	116.50 m²	
P 05	GE-SP	1924,85 m²	
P 05: 10	•	2041.35 m ²	•
P 04	GE-COMMON	210.55 m²	
P 04	CE-SP	64,29 m²	Sub-Area B
P 04: 6	•	274.84 m²	
P 03	CE-COMMON	91.99 m²	
P 03	CE-SP	1388.39 m²	
P 03: 7	•	1480.39 m²	
P 02	GE-COMMON	49.56 m²	Sub-Area A
P 02: 1	•	49.56 m²	
P 01	CE-COMMON	49.77 m²	Sub-Area A
P 01	CE-SP OFFICE	288,00 m²	Sub-Area A
P 01: 2		337,77 m²	
L 01	GE-COMMON	32.81 m²	Sub-Area A
L 01	CE-OFFICE LOBBY	101.61 m²	Sub-Area A
L 01:2	•	134.42 m²	-
Grand total: 28		4318.34 m²	

	FSR-FLOOR AREA-CE-COMMON					
LEVEL	Name	AREA	Comments	_		
P 05	CE-COMMON	45.27 m²	Sub-Area A	_		
P 06	CE-COMMON	71.23 m²	Sub-Area B	_		
P 05: 5	•	116.50 m²	•	_		
P 04	CE-COMMON	93.20 m²	Sub-Area A	_		
P 04	CE-COMMON	117.35 m²	Sub-Area B	_		
P 04: 5	•	210.55 m²	•	_		
P 03	CE-COMMON	71.64 m²	Sub-Area A	_		
P 03	CE-COMMON	20.36 m²	Sub-Area B	_		
P 03: 4	•	91.99 m²	•	_		
P 02	CE-COMMON	49.56 m²	Sub-Area A	_		
P 02: 1	•	49,56 m²	•	_		
P 01	GE-COMMON	49.77 m²	Sub-Area A	_		
P 01: 1	•	49.77 m²	•	_		
L 01	CE-COMMON	32.81 m²	Sub-Area A	_		
L 01:1		32.81 m²		_		

FSR-FLOOR AREA-MECH SHAFT_Sub-Area A						
LEVEL	Name	AREA	Comments	Plot Locatio		
- 01	MECH SHAFTS	24.17 m²		Sub-Area A		
- 02	MECH SHAFTS	32.12 m²		Sub-Area A		
. 03	MECH SHAFTS	44.07 m²		Sub-Area A		
- 04	MECH SHAFTS	53.72 m²		Sub-Area A		
. 06	MECH SHAFTS	53,67 m²		Sub-Area A		
- 06	MECH SHAFTS	54.71 m²		Sub-Area A		
07	MECH SHAFTS	55.18 m²		Sub-Area A		
. 08	MECH SHAFTS	56.82 m²		Sub-Area A		
. 09	MECH SHAFTS	56.77 m²		Sub-Area A		
_ 10	MECH SHAFTS	56.78 m²		Sub-Area A		
. 11	MECH SHAFTS	56.71 m²		Sub-Area A		
- 12	MECH SHAFTS	56,60 m²		Sub-Area A		
. 13	MECH SHAFTS	56.62 m²		Sub-Area A		
- 14	MECH SHAFTS	55.51 m²		Sub-Area A		
- 16	MECH SHAFTS	55.11 m²		Sub-Area A		
. 16	MECH SHAFTS	54,46 m²		Sub-Area A		
- 17	MECH SHAFTS	55.39 m²		Sub-Area A		

LEVEL	Name	AREA	Comments	Plot Location
/ - L01	MECH SHAFTS	21,41 m²	PAVILION	Sub-Area B
/ - L02	MECH SHAFTS	21.41 m ^c	PAVILION	Sub-Area B
/ - L03	MECH SHAFTS	21.41 m²	PAVILION	Sub-Area B
/ - L04	MECH SHAFTS	21.41 m²	PAVILION	Sub-Area B
-L05	MECH SHAFTS	21,41 m²	PAVILION	Sub-Area B
-L06	MECH SHAFTS	21.41 m²	PAVILION	Sub-Area B

LEVEL	Name	ABEA	Plot Location	Comments
	COMMON	3412 69 m²	Sub-Area A	Sub-Area A
04: 7		3412.69 m²		
03	COMMON	3190,51 m ²	Sub-Area A	Sub-Area A
03:6		3190,51 m ²		•
02	COMMON	3170.95 m²	Sub-Area A	Sub-Area A
02:5		3170.96 m²		
01	COMMON	3740,55 m²	Sub-Area A	Sub-Area A
01:9		3740.55 m²		
01	COMMON	493 38 m²	Sub-Area A	Sub-Area A
01	COMMON-GAS METER RM	34 03 m²	Sub-Area A	Sub-Area A
01	COMMON-LOBBY	493.21 m²	Sub-Area A	Sub-Area A
01	COMMON-PARKING ENTRY	182,59 m²	Sub-Area A	Sub-Area A
01: 12		1203.22 m²		•
	COMMON	460,94 m²	Sub-Area A	Sub-Area A
02:11		460,94 m²		
	COMMON	450,09 m²	Sub-Area A	Sub-Area A
03:9		450.09 m²	,	
	COMMON	409.02 m²	Sub-Area A	Sub-Area A
14: 5		409.02 m ²	1	1
26	COMMON	386,00 m²	Sub-Area A	Sub-Area A
15:5		386.00 m²		
06	COMMON	433,61 m²	Sub-Area A	Sub-Area A
06: 6		433,61 m²		
	COMMON	386.83 m²	Sub-Area A	Sub-Area A
07:6		386 83 m²		
08	COMMON	384 44 m²	Sub-Area A	Sub-Area A
08: 6		384.44 m²		
	COMMON	384.46 m²	Sub-Area A	Sub-Area A
09:6		384.46 m²		
10	COMMON	384.48 m²	Sub-Area A	Sub-Area A
10:6		384.48 m²		
11	COMMON	432,01 m²	Sub-Area A	Sub-Area A
11:7		432,01 m²	,	1
2	COMMON	355 58 m²	Sub-Area A	Sub-Area A
2:5		355,58 m²	,	1000.0000
	COMMON	385,35 m²	Sub-Area A	Sub-Area A
3:6		385.35 m²	1	1
	COMMON	303.12 m²	Sub-Area A	Sub-Area A
4:6		303 12 m²		
	COMMON	302,77 m²	Sub-Area A	Sub-Area A
5:6		302,77 m²	,	1
	COMMON	359.56 m²	Sub-Area A	Sub-Area A
16:7		359,56 m²	1	1
	COMMON	315,41 m²	Sub-Area A	Sub-Area A
17:6		315.41 m²	1	para construction of the c
	COMMON	247.86 m²	Sub-Area A	Sub-Area A
00F:6		247.86 m²	Inner county	1

LEVEL	Name	AREA	Plot Location		Comments
P 05	COMMON	52.38 m²	Sub-Area B	Sub-Area B	
P 05: 2		52.38 m²	•		
P 04	COMMON	77.41 m²	Sub-Area B	Sub-Area B	
P 04:3		77.41 m²		•	
P 03	COMMON	1002.23 m²	Sub-Area B	Sub-Area B	
P 03: 4		1002.23 m²			
P 02	COMMON	44.83 m²	Sub-Area B	Sub-Area B	
P 02:2	•	44.83 m²	•	•	
P 01	COMMON	848,14 m²	Sub-Area B	Sub-Area B	
P 01: 6		848,14 m²			
PAV - L01	COMMON	71.26 m²	Sub-Area B	PAVILION	
PAV - L01: 1		71,26 m²			
PAV - L02	COMMON	65.59 m²	Sub-Area B	PAVILION	
PAV - L02: 1		65,59 m²			
PAV - L03	COMMON	65,57 m²	Sub-Area B	PAVILION	
PAV - L03: 1		65.57 m²			
PAV - L04	COMMON	65,59 m²	Sub-Area B	PAVILION	
PAV - L04: 1		65,59 m²			
PAV - L05	COMMON	65.59 m²	Sub-Area B	PAVILION	
PAV - L05: 1		65,59 m²			
PAV - L06	COMMON	70.88 m²	Sub-Area B	PAVILION	

LEVEL	AREA	Name	Number	Comments	Plot Location
L 04	358,98 m²	ROOF TERRACE	Root	FSR EXCLUSION	Sub-Area A
L 04:2	358.98 m²	•	•	•	•
ROOF	779.12 m²	ROOF MECHANICAL		FSR EXCLUSION	Sub-Area A
ROOF	2380,02 m²	ROOF TERRACE	Root	FSR EXCLUSION	Sub-Area A
ROOF: 3	3159.14 m²	•		•	•
Grand total: 5	3518.12 m²				
	FSR	-OUTDOO	R-Suh	-Aroa R	
LEVEL	AREA	Name	Number	Comments	Plot Location
PAV -102	41 59 m²	ROOF TERRACE	Number	ESR EXCLUSION	
PAV - L02	41,59 m²	HOUF TERRACE		IL2H EYCTOPION	Sub-wea 6
PAV - L03	75.63 m²	ROOF TERRACE		FSR EXCLUSION	Sub-Area B
PAV - L03	75.63 m²				
PAV - L04	41.07 m²	ROOF TERRACE		FSR EXCLUSION	Sub-Area B
PAV - L04	41.07 m²				
PAV - L05	75.63 m²	ROOF TERRACE		FSR EXCLUSION	Sub-Area B
PAV - L05	75,63 m²				
PAV - L08	219.37 m²	ROOF TERRACE		FSR EXCLUSION	Sub-Area B
PAV - L06	219.37 m²		•	•	•
PAV - MECH ROO	DF 147.89 m²	ROOF		FSR EXCLUSION	Sub-Area B
PAV - MECH BOO	DF 147.89 m²				

FSR-OUTDOOR-Sub-Area A

P1					3,741	4,078	3,741				3,741	3
Level 1	102	1,916		25	1,227	3,303		25			25	3,2
Level 2	2,380			26	493	2.899		26			26	2,8
Level 3	2.833			26	494	3,353		26			26	3,5
Level 4	2.846			26	822	3,694		26		359	385	3,1
										339		
Level 5	2,868			26	440	3,334		26			26	3,
Level 6	2,820			26	488	3,334		26			26	3,
Level 7	2,939			26	442	3,407		26			26	3,5
Level 8	2,940			26	441	3.407		26			26	3,1
Level 9	2,940			26	441	3,407		26			26	3.1
Level 10	2,940			26	441	3,407		26			26	3,5
Level 11	2,940			26	489	3,407						
								26			26	3,5
Level 12	2,940			26	412	3,378		26			26	3,3
Level 13	2,939			26	442	3,407		26			26	3,3
Level 14	3,022			26	359	3,406		26			26	3,5
Level 15	3,023			26	358	3,407		26			26	3,5
Level 16	2,966			26	414	3.406		26			26	3.5
Level 17	3.010			26	370	3,406		26			26	3,5
Roof Level				0	3,407	3,407				3.159	3,159	
SUBTOTAL	46.618	1.916	2.236	440	25,495	76,705	13.515	440		3518	17,473	59,1
	10,000	2,512			20,100						,	
Sub-Area B(701 EXPO)												
PS PS			1,272		52	1,325	52				52	1,2
94			182		77	259	77				77	
P3			527		1.002	1.529	1.002			_	1.002	
P2			227		45	45	45				45	
												_
P1		143			848	991	848				848	
Level 1		248			93	341					0	
Level 2		254			128	382				41	41	- 1
Level 3		254			163	417				76	76	
Level 4		254			128	382				41	41	
Level 5		254			163	417				76	76	_
		40			312	352				219	219	
Level 6												
Roof Level		0			148	148				148	148	
SUBTOTAL		1,448	1,980	0	3,159	6,587	2,025			601	2,626	3,9
TOTAL	46,618	3,364	4,217	440	28,654	83,293	15,540	440		4,119	20,099	63,1
TOTAL	46,618	3,364	4,217	440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
TOTAL ISR AREA				440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
TOTAL ISR AREA	46,618 (SUB-AREA A)		4,217 OVERALL	440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
TOTAL ISR AREA REA	(SUB-AREA A)	(SUB-AREA B)	OVERALL	440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
TOTAL ISR AREA AREA SITE AREA				440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
FOTAL ISR ARFA LASFA SITE AREA FLOOR AREA	(SUB-AREA A) 4814	(SUB-AREA B)	OVERALL 6872	440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
FOTAL SER AREA RATEA SITE AREA FLOOR AREA SFRICE	(SUB-AREA A) 4814 46,618	(SUB-AREA B) 2058	OVERALL 6872 46,618	440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
FOTAL SSR AREA REEA SITE AREA PLOFICE RETAIL	(SUE-AREA A) 4814 46,618 1,916	(SUB-AREA B) 2058 0 1,448	6872 46,618 3,364	440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
FOTAL SER AREA RATEA SITE AREA FLOOR AREA SFRICE	(SUB-AREA A) 4814 46,618	(SUB-AREA B) 2058	OVERALL 6872 46,618	440	28,654	83,293	15,540	440	0	4,119	20,099	63,1
FOTAL SSR AREA REEA SITE AREA PLOFICE RETAIL	(SUE-AREA A) 4814 46,618 1,916	(SUB-AREA B) 2058 0 1,448	6872 46,618 3,364	440	23,654	83,293	15,540	.440	0	4,119	20,099	63,1
FOTAL ISR AREA AREA AREA JEFEAREA JEFEAREA JEFICE RETAIL TERM PLANT	(SUE-AREA A) 4814 46,618 1,916 2,236	(SUS-AREA B) 2058 0 1,448 1,980	6872 46,618 3,364 4,217	440	23,654	83,293	15,540	440	6	4,119	20,099	63,1
TOTAL SE AREA SEE A	(SUB-ARFAA) 4814 46,618 1,916 2,236 25,935	(SUB-AREA B) 2058 0 1,448 1,980 3,159	6872 46,618 3,364 4,217 29,094	410	23,654	83,293	15,540	440	0	4,119	20,099	63,1
FOTAL ISR AREA AREA AREA JEFEAREA JEFEAREA JEFICE RETAIL TERM PLANT	(SUE-AREA A) 4814 46,618 1,916 2,236	(SUS-AREA B) 2058 0 1,448 1,980	6872 46,618 3,364 4,217	410	23,654	83,293	15,540	440	0	4,119	20,099	63,1
TOTAL SS ANEA ANEA ANEA ANEA ANEA ANEA ANEA ANEA	(SUB-ARFAA) 4814 46,618 1,916 2,236 25,935	(SUB-AREA B) 2058 0 1,448 1,980 3,159	6872 46,618 3,364 4,217 29,094	410	28,654	83,293	15,540	440	0	4,119	20,099	63,1
IOTAL ISR AREA RITE AREA RICOR RE RICOR RE RICOR RE RICOR RICO RICOR RICOR RICOR RICOR RICOR RICO RICOR RICOR RICOR RICOR RICOR RICOR RICOR RICOR RICOR RICO RICOR RICOR RICOR RICOR RICOR RICOR RICOR RI	(SUB-AREA A) 4814 46,618 1,916 2,236 25,935 76,705	(SUB-AREA B) 2058 0 1,448 1,980 3,159	6872 46,618 3,364 4,217 29,094	440	23,654	83,293	15,540	440	0	4,119	20,099	63,1
TOTAL SS ANEA AUET A AU	(SUB-ARFAA) 4814 46,618 1,916 2,236 25,935	(SUB-AREA B) 2058 0 1,448 1,980 3,159	6872 46,618 3,364 4,217 29,094	440	23,654	83,293	15,540	440	0	4,119	20,099	63,1
TOTAL SS ANEA AUET A AU	(SUB-ARFA A) 4814 46,618 1,916 2,236 25,935 76,705	(SUB-AREA B) 2058 0 1,443 1,980 3,159 6,587	OVERALL 6872 46,618 3,364 4,217 29,094	440	23,654	83,293	15,540	440	0	4,219	20,099	63,1
TOTAL SAFAR SAFA SAFA SAFA SAFA SAFA SAFA SA	(SUB-ACEAA) 4814 46,618 1,916 2,236 25,935 76,203	(SUB-AREA B) 2058 0 1,448 1,980 3,159 6,587	6872 46,618 3,364 4,217 29,094	440	23,654	83,293	15,540	440	0	4,119	20,099	63,1
TOTAL SS ANEA AUET A AU	(SUB-ARFA A) 4814 46,618 1,916 2,236 25,935 76,705	(SUB-AREA B) 2058 0 1,443 1,980 3,159 6,587	OVERALL 6872 46,618 3,364 4,217 29,094	440	23,654	83,293	15,540				20,099	63,1
TOTAL SIR AREA SITE AND ASSESSED ASSESS	46,618 46,618 1,916 2,236 25,935 76,703 440 13,515 3,518	(SUB-AREA B) 2053 0 1,443 1,980 3,159 0 2,025 601	OVERALL 6872 46,618 3,364 4,217 29,034 3,211 440 15,540 4,119	440	28,654	83,293	15,540		RY PER PROGRE	AM USE		
TOTAL SAFAR SAFA SAFA SAFA SAFA SAFA SAFA SA	(SUB-ACEAA) 4814 46,618 1,916 2,236 25,935 76,203	(SUB-AREA B) 2058 0 1,448 1,980 3,159 6,587	6872 46,618 3,364 4,217 29,094	.440	23,654	83,293	15,540		RY PER PROGRE			
TOTAL SIR AREA SITE AND ASSESSED ASSESS	46,618 46,618 1,916 2,236 25,935 76,703 440 13,515 3,518	(SUB-AREA B) 2053 0 1,443 1,980 3,159 0 2,025 601	OVERALL 6872 46,618 3,364 4,217 29,034 3,211 440 15,540 4,119	440	23,554	83,293	15,540	AREA SUMMMA Sub-area A	RY PER PROGRE	AM USE Approved DP 2	023 Text Ame D	iff. TA vs 0
TOTAL SERVICE SERVI	(SUB-ARFA A) 4814 46,618 1,916 2,236 25,935 76,935 4400 13,515 3,518	(SUB-ANTA 6) 2058 2058 0 1,448 1,980 3,159 0 0 2,025 601	OVERALL 6872 46,618 3,364 4,217 29,094 13,233 440 15,540 4,119 20,099	440	28,554	83,293	15,540	AREA SUMMAN Sub-area A OFFICE	RY PER PROGRE	AM USE Approved DP 2 5528	023 Test Ame D 55,081	iff. TA vs D
TOTAL SIR AREA SITE AND ASSESSED ASSESS	46,618 46,618 1,916 2,236 25,935 76,703 440 13,515 3,518	(SUB-AREA B) 2053 0 1,443 1,980 3,159 0 2,025 601	OVERALL 6872 46,618 3,364 4,217 29,034 3,211 440 15,540 4,119	440	28,554	83,293	15,540	AREA SUMMA Sub-area A OFFICIAL	RY PER PROGRE	AM USE Approved 09 2 15681 15881	023 Test Amo D 55,081 1,916	#f. TA vs 0
TOTAL SERVICE SERVI	(SUB-ARFA A) 4814 46,618 1,916 2,236 25,935 76,935 4400 13,515 3,518	(SUB-ANTA 6) 2058 2058 0 1,448 1,980 3,159 0 0 2,025 601	OVERALL 6872 46,618 3,364 4,217 29,094 13,233 440 15,540 4,119 20,099	440	28,554	83,293	15,540	AREA SUMMAN Sub-area A OFFICE	RY PER PROGRE	AM USE Approved DP 2 5528	023 Test Aric D 55,081 1,936	#f. TA vs 0
TOTAL SERVICE SERVI	(SUB-ARFA A) 4814 46,618 1,916 2,236 25,935 76,935 4400 13,515 3,518	(SUB-ANTA 6) 2058 2058 0 1,448 1,980 3,159 0 0 2,025 601	OVERALL 6872 46,618 3,364 4,217 29,094 13,233 440 15,540 4,119 20,099	440	28,554	83,293	15,540	AREA SUMMA Sub-area A OFFICIAL	RY PER PROGRE	AM USE Approved 09 2 15681 15881	023 Test Amo D 55,081 1,916	#f. TA vs 0
TOTAL SEPANS REA REA REA REA REA REA REA RE	(SUB-ARFA A) 4814 46,618 1,916 2,236 25,935 76,935 4400 13,515 3,518	(SUB-ANTA 6) 2058 2058 0 1,448 1,980 3,159 0 0 2,025 601	OVERALL 6872 46,618 3,364 4,217 29,094 13,233 440 15,540 4,119 20,099	440	28,554	83,293	15,540	AREA SUMMA Sub-area A OFFICE RETAIL STEAM PLANT	AY PER PROGRADO	MM USE Approved DP 2 55,768 1683 1,882	023 Test Amo D 1,916 1,236 5,9,231	#f. TA vs D

FSR-FLOOR AREA-STEAM PLANT-LOW CARBON

15,540	440	0	4,119	20,099	63,194
	AREA SUMMA	RY PER PROGRA	AM USE		
	AREA SUMMA Sub-area A	RY PER PROGRA		2023 Text Ame	Diff. TA vs DP
				2023 Text Ame 55.081	Diff. TA vs DP
	Sub-area A		Approved DP		
	Sub-area A OFFICE		Approved DP 55268	55,081	-187
	Sub-area A OFFICE RETAIL		Approved DP 55268 1683 1,842	55,081 1,916	-187
	OFFICE RETAIL STEAM PLANT	2020 Rezoning	Approved 09 55268 1683 1,842 58793	55,081 1,916 2,236 59,233	-187 233 394 440
	OFFICE RETAIL STEAM PLANT OVERALL	2020 Rezoning 58793	Approved D9 55268 1683 1,842 58793 Approved D9	55,081 1,916 2,236 59,233 2023 Text Ame	-187 233 394 440
	SUB-area A OFFICE RETAIL STEAM PLANT OVERALL SUB-area B RETAIL	2020 Rezoning 58793	Approved D9 55268 1683 1,842 58793 Approved D9 2003	55,081 1,916 2,236 59,233	-187 233 334 440 Diff. TA vs DP -22
	Stib-area A OFFICE RETAIL STEAM PLANT OVERALL Sub-area B	2020 Rezoning 58793	Approved D9 55268 1683 1,842 58793 Approved D9	55,081 1,916 2,236 59,233 2023 Text Amer 1981	-187 233 394 440



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FACAGE CONSULTANT	LANDSCAPE ARCHITECT
BROOK VAN DALEN & ASSOC.	PUBLIC WORK
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107 TORONTO STREET SOUTH	317 ADELADE STREET WEST, SUITE BOD

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UNT & ASSOCIATES ENG LTD.	GUNN CONSULTANTS INC.
SEWEST PENDER STREET	100 MAPLANC STREET, SLITE 108

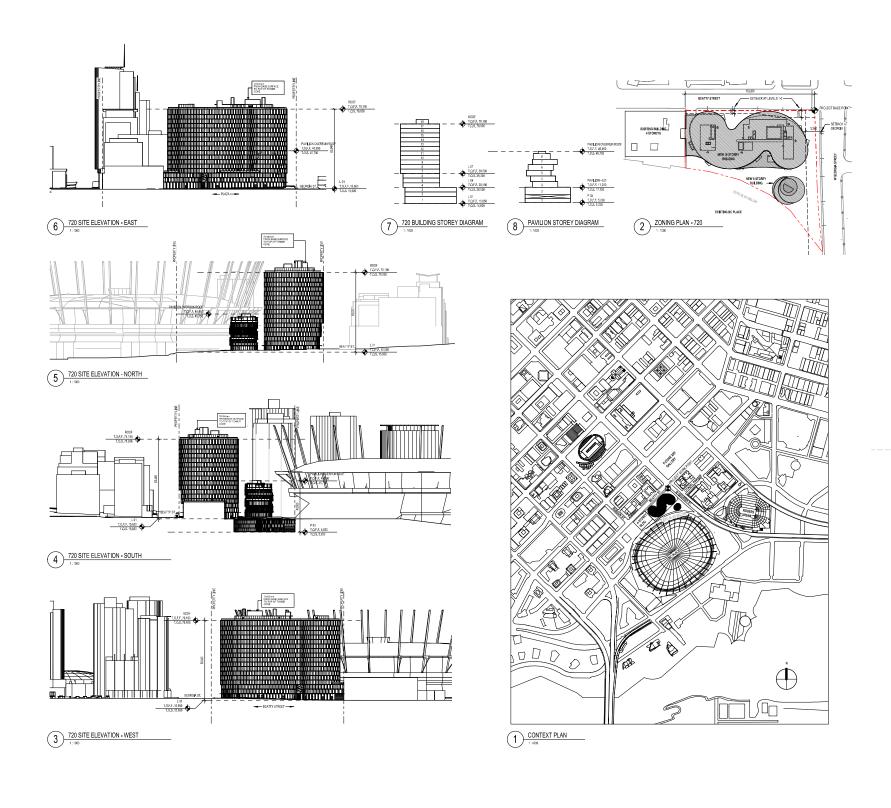


PROGRESS SET 2023-02-13 5:47 PM

PRELIMINARY NOT FOR CONSTRUCTION

TECHNICAL ANALYSIS

G006.DP





150 W.GEORGIA STREET 100 M.GEGEGEA STREET

CUDIT WESTBANK PROJECTS CORP.	CREATIVE EMERGY
1067 WEST CORDOWN ST, SUITE 501 WANCOUVER, BC VBC 1071 CANADA	720 BEATTY STREET, SUITE 1 VANCOUNER, BC WB 3M1 CAN

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T +1 604 665 6666	T+1 604 588 5584
DESIGN COASULTANT	BJARKE NGELS GROUP 45 MAN ST, SUPE 980 BROOKLYN, NY 11201 USA T #1 347 548 4341

TECT OF RECORD	homa architecture + design	
rai	675 M HASTINGS ST P400 VRNCOLABR IIC WIE WG CANADA T +1 504 732 0529	
CTURAL ENGINEER	BOPLICE NELL ENGINEER STRUCTURAL & MECHANICAL & PUIN	

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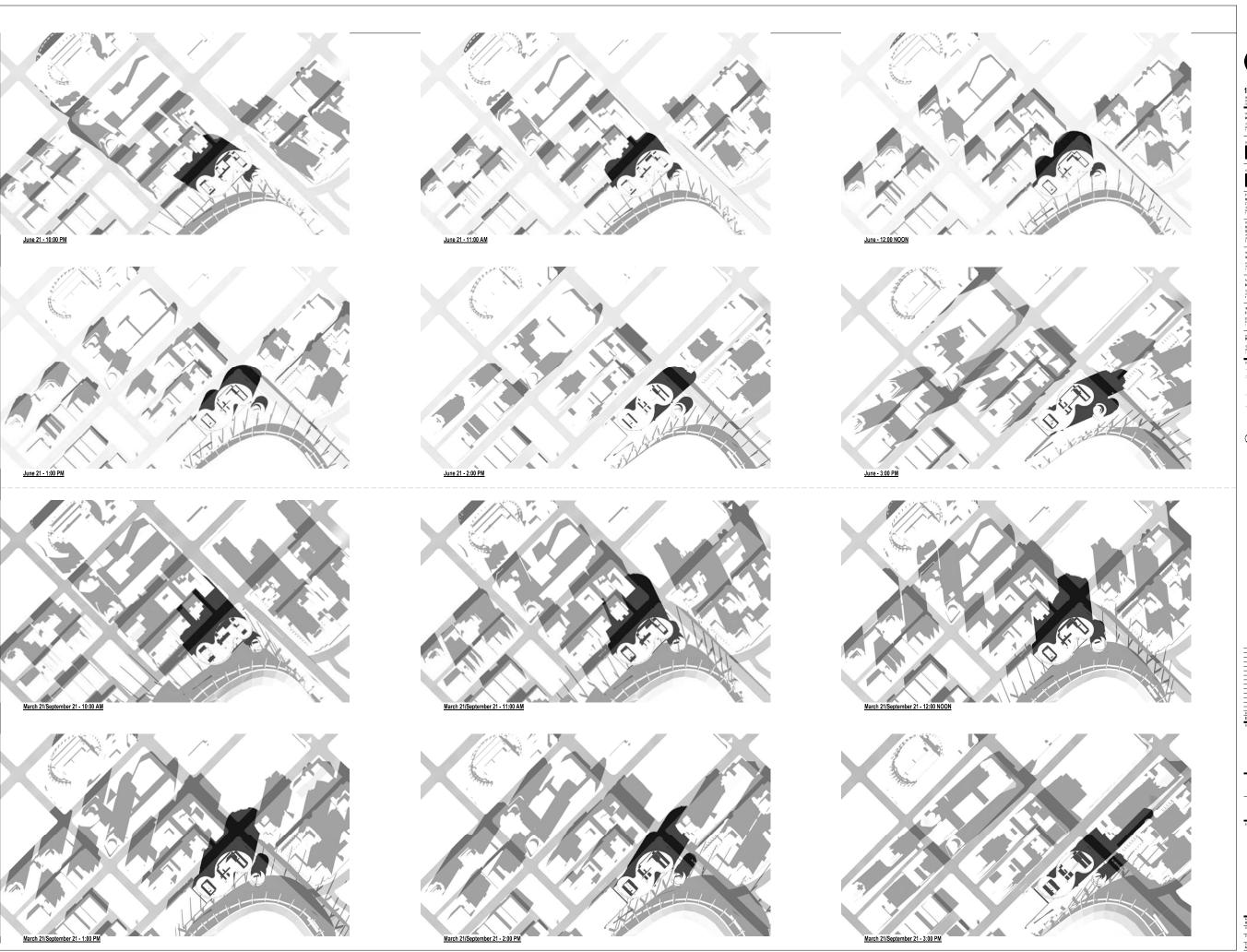
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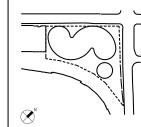


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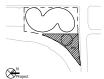




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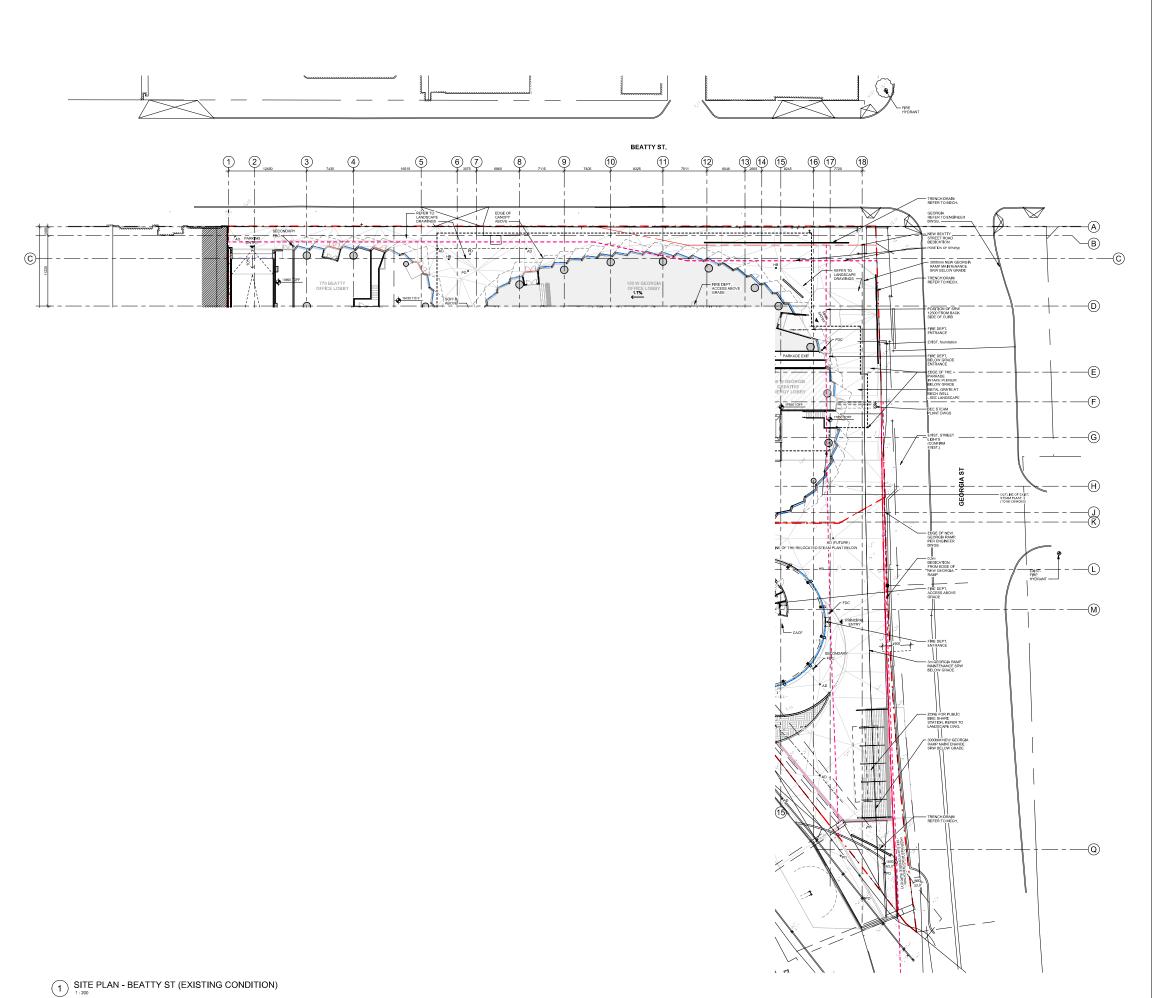


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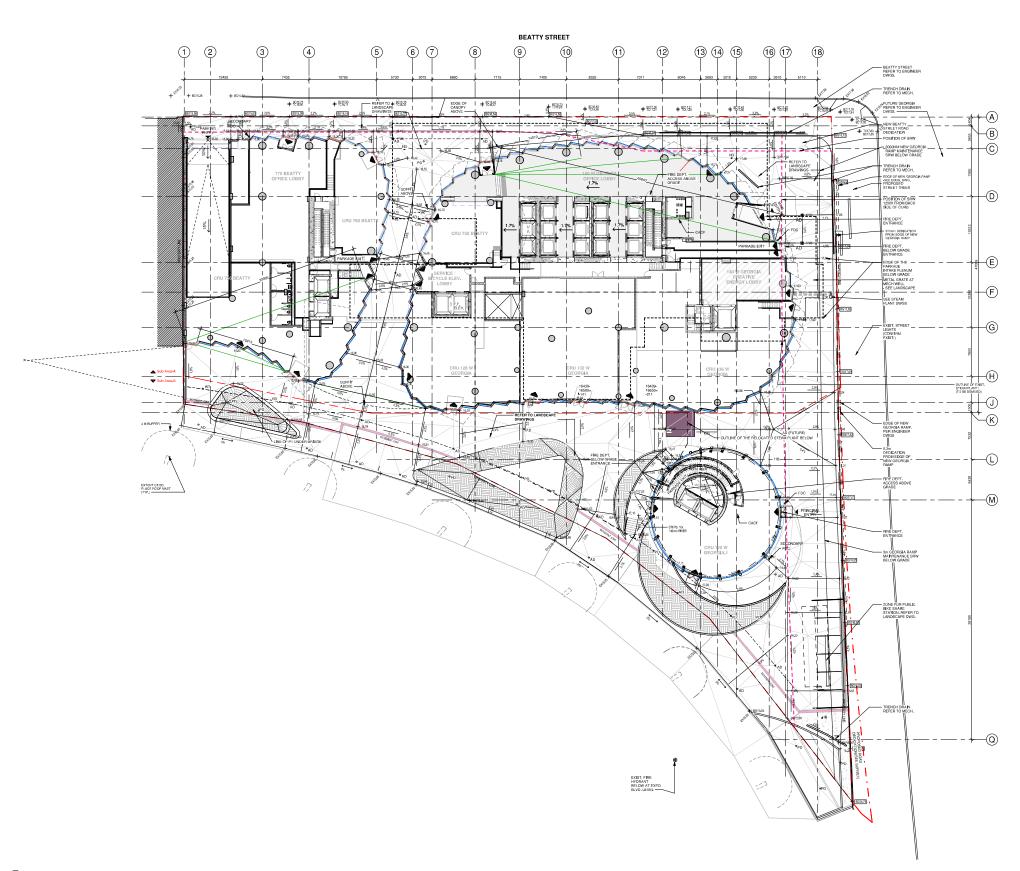
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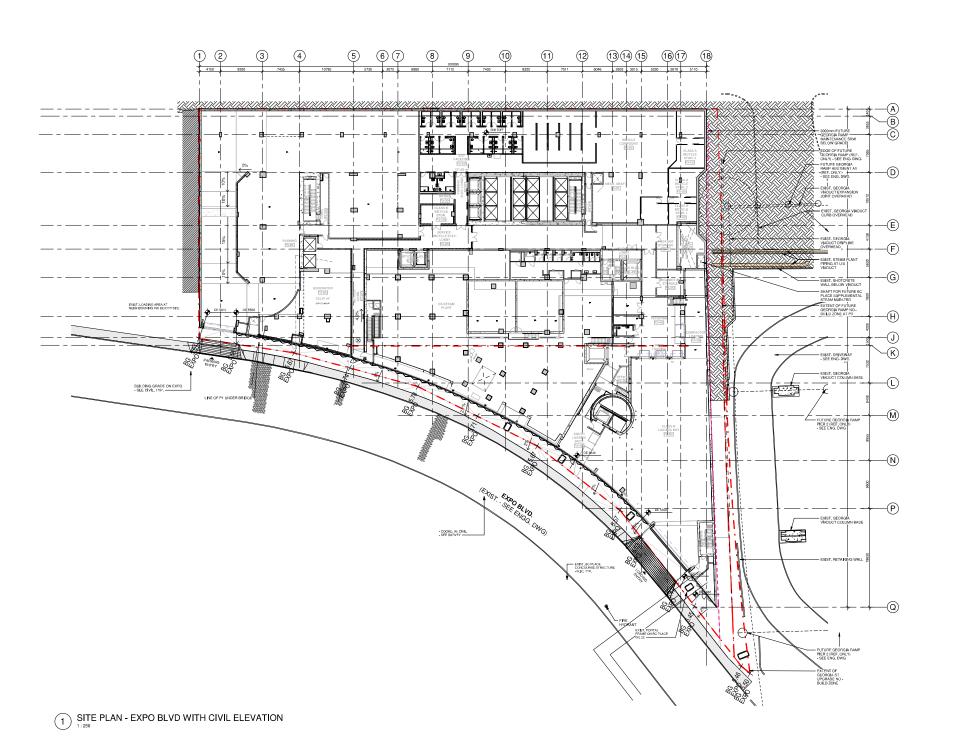
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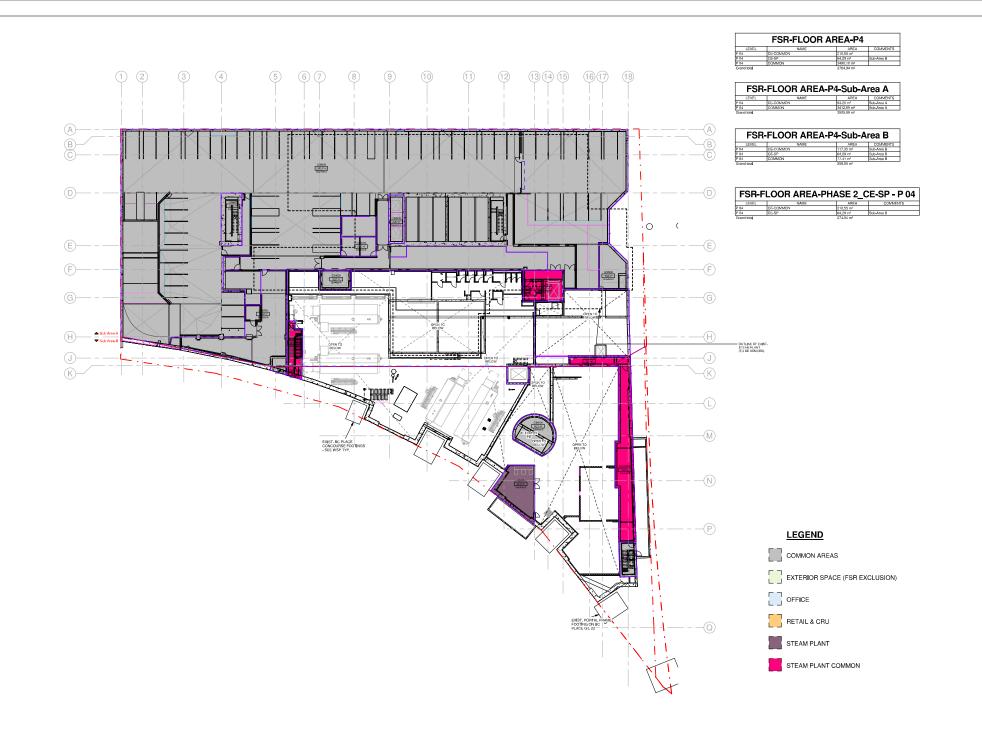
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FSR FLOOR AREA -LEVEL P04





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EXTERIOR SPACE (FSR EXCLUSION)

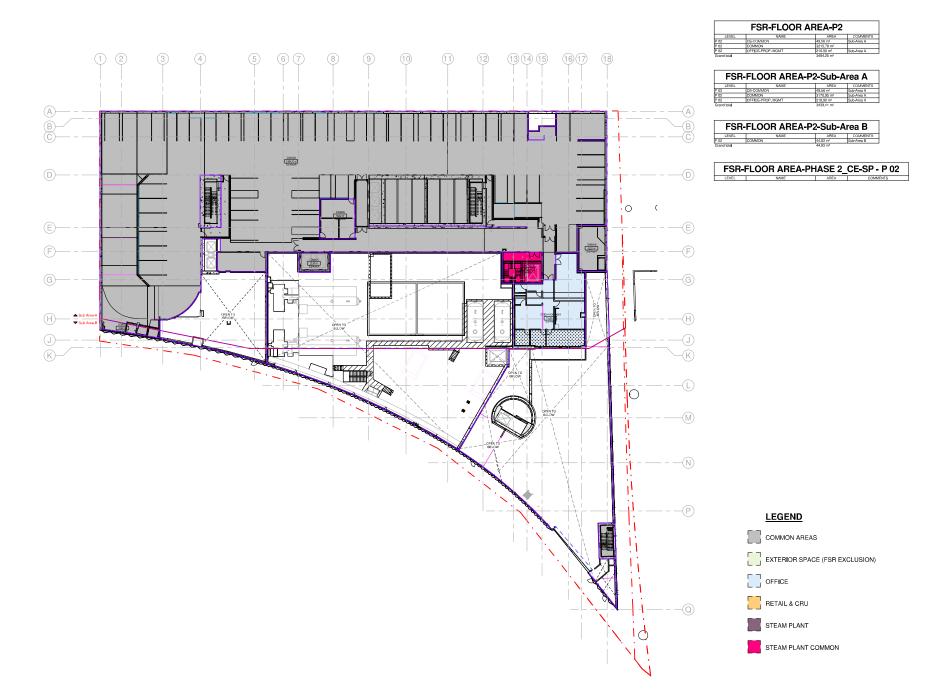
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FSR FLOOR AREA -LEVEL P03

SORE G302





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FSR FLOOR AREA -LEVEL P02

As indicated G303



FSR-FLOOR AREA-P1



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NANOCOLIER, BC 166 9F2 CANADA.
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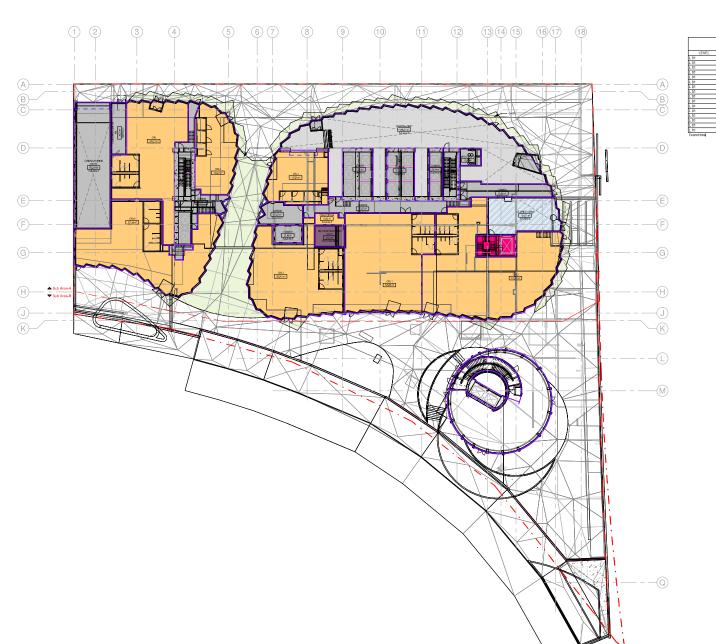
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FSR FLOOR AREA -LEVEL P01

SORE G304





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TRANSPORTATION
BUNT & ASSOCIATES EMG LTD. GUNN CONSULTANTS INC.

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FSR-FLOOR AREA-L1

COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

OFFICE

RETAIL & CRU

STEAM PLANT

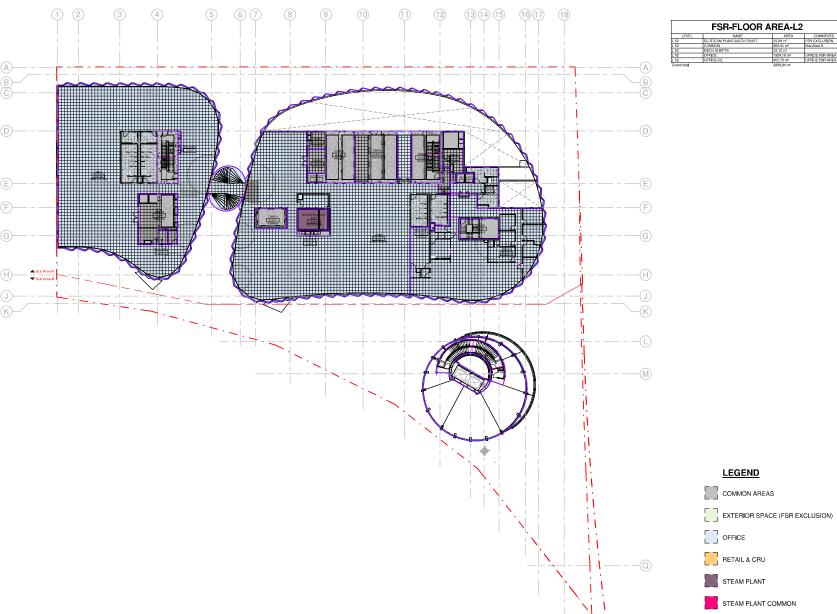
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FSR FLOOR AREA -LEVEL L01

As indicated G305





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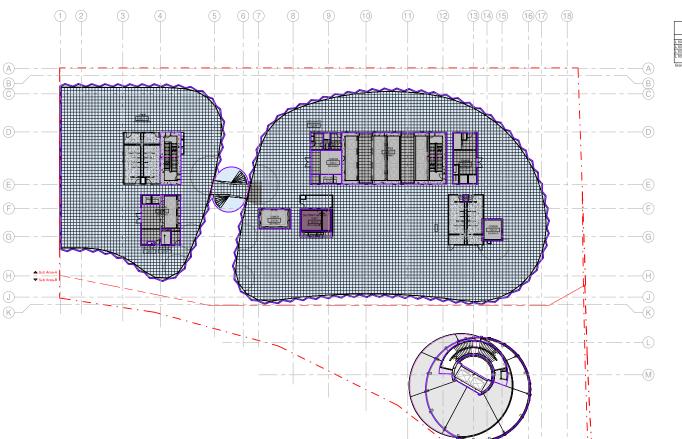
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FSR FLOOR AREA -LEVEL L02



FSR-FLOOR AREA-L3			
LEVEL	NAME	AREA	COMMENTS
L 03	CE-STEAM PLANT-MECH SHAFT	25.70 m²	FSR EXCLUSION
L 03	COMMON	450,09 m²	Sub-Area A
L 03	MECH SHAFTS	44.07 m ²	
L 03	OFFICE	2832.73 m²	OFFICE FSR AREA
Grand total		3352,59 m²	•

<u>LEGEND</u>

COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

OFFICE

RETAIL & CRU

STEAM PLANT

STEAM PLANT COMMON

1) FSR FLOOR AREA - LEVEL L03



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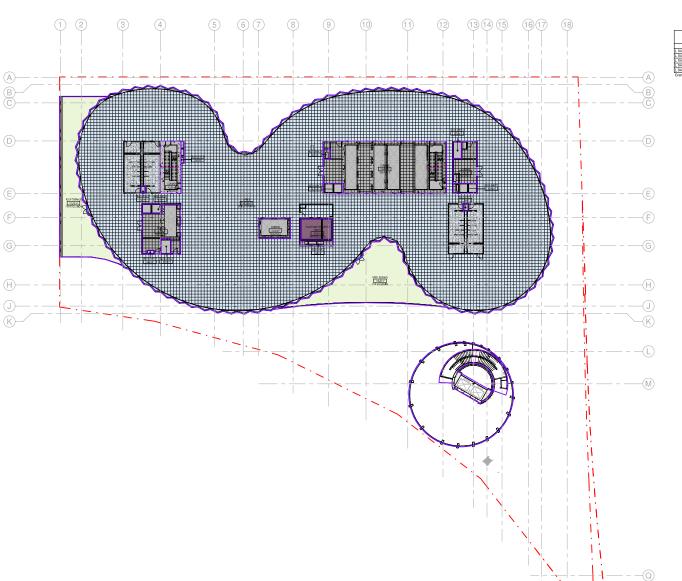
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FSR FLOOR AREA -LEVEL L03



FSR-FLOOR AREA-L4			
LEVEL	NAME	AREA	COMMENTS
L 04	CE-STEAM PLANT-MECH SHAFT	26.35 m²	FSR EXCLUSION
L 04	COMMON	409.02 m²	Sub-Area A
L 04	MECH SHAFTS	53,72 m²	
L 04	OFFICE	2845.85 m²	OFFICE FSR AREA
_04	ROOF TERRACE	358,98 m²	FSR EXCLUSION
L 04 ROOF TERRACE		358,98 m²	FSR EXCLUSE

<u>LEGEND</u>

COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

OFFICE

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STEAM PLANT

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1) FSR FLOOR AREA - LEVEL L04



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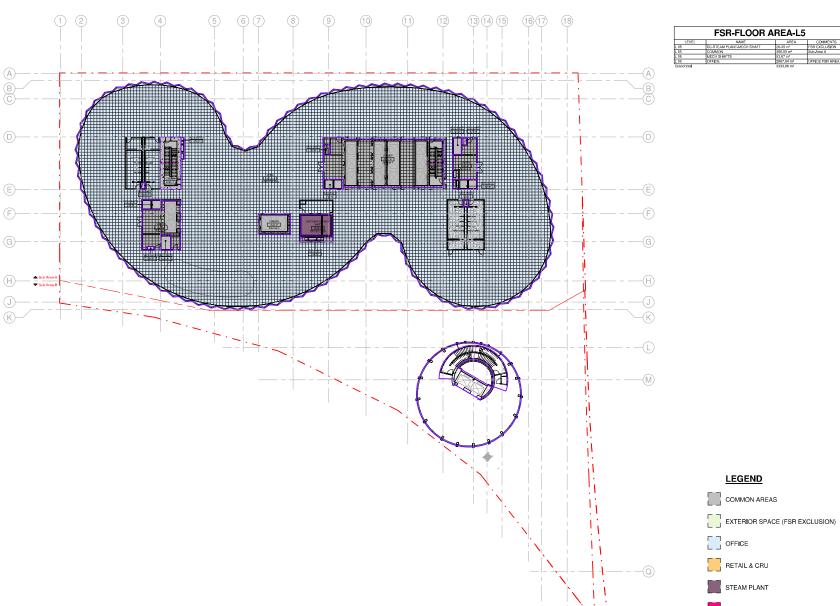
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ELECTRICAL ENGINEER

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1779 WEST 757H AUE
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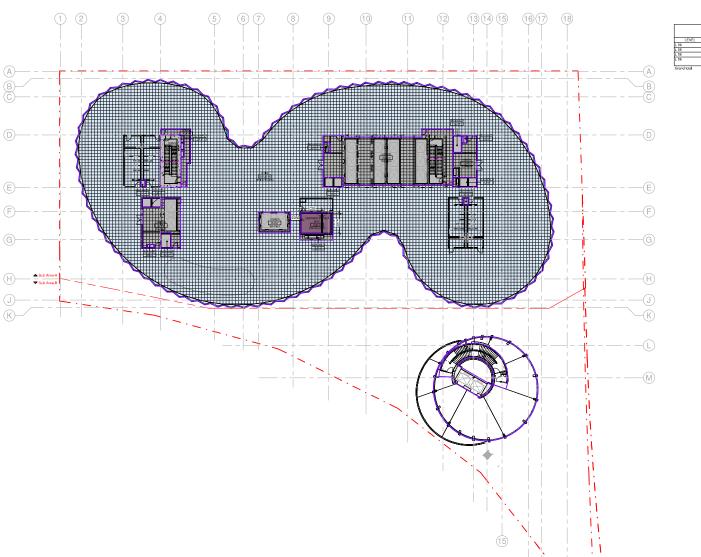


STEAM PLANT COMMON

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FSR FLOOR AREA -LEVEL L05



FSR-FLOOR AREA-L6			
LEVEL	NAME	AREA	COMMENTS
06	CE-STEAM PLANT-MECH SHAFT	25.84 m ²	FSR EXCLUSION
.06	COMMON	433,61 m ²	Sub-Area A
.06	MECH SHAFTS	54.71 m ²	
.06	OFFICE	2819.88 m²	OFFICE FSR AREA
Srand total		3334 04 m²	

<u>LEGEND</u>

COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

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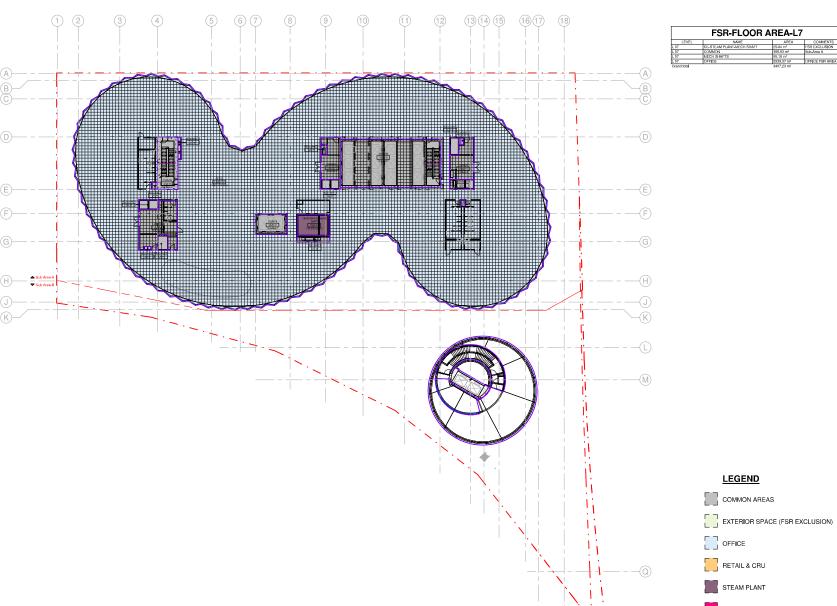


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FSR FLOOR AREA -LEVEL L06





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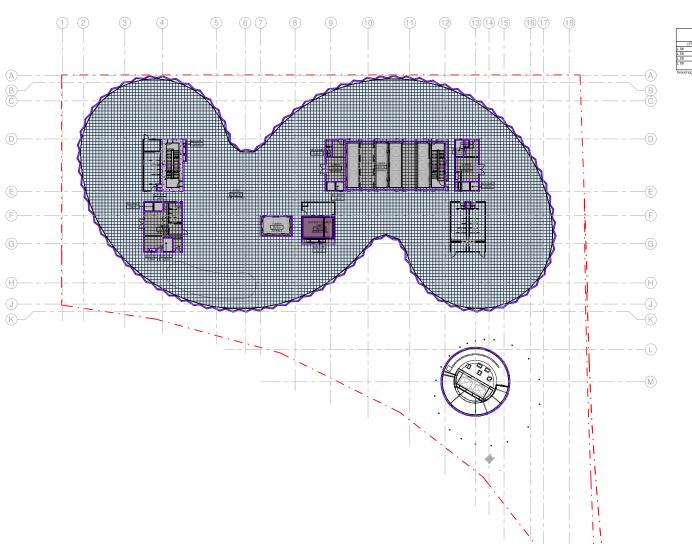


STEAM PLANT COMMON

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FSR FLOOR AREA -LEVEL L07





LEGEND

COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

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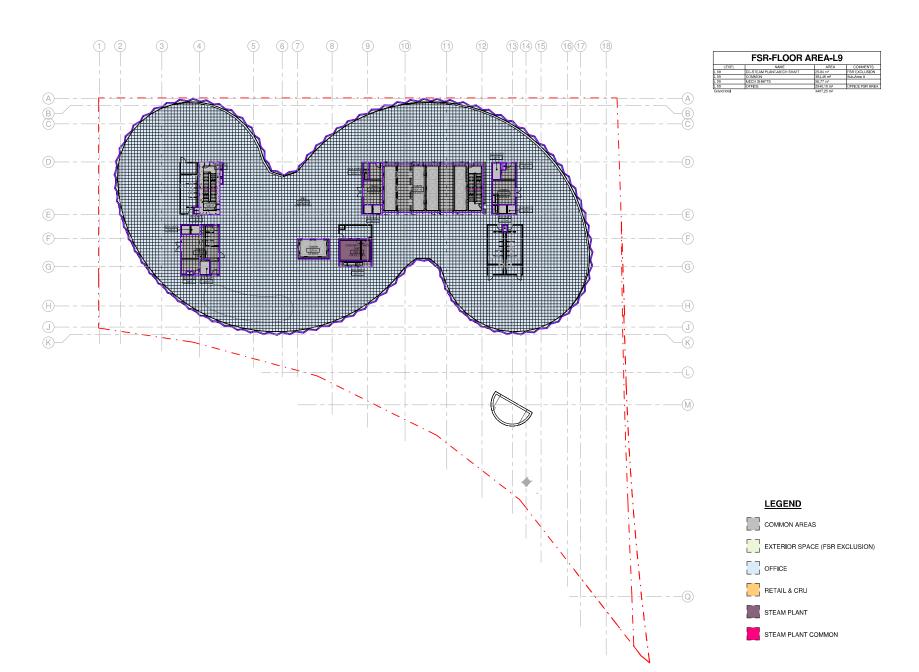
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1890 COLVER DO 169 6PG CANADA
T + 1664 496 0822

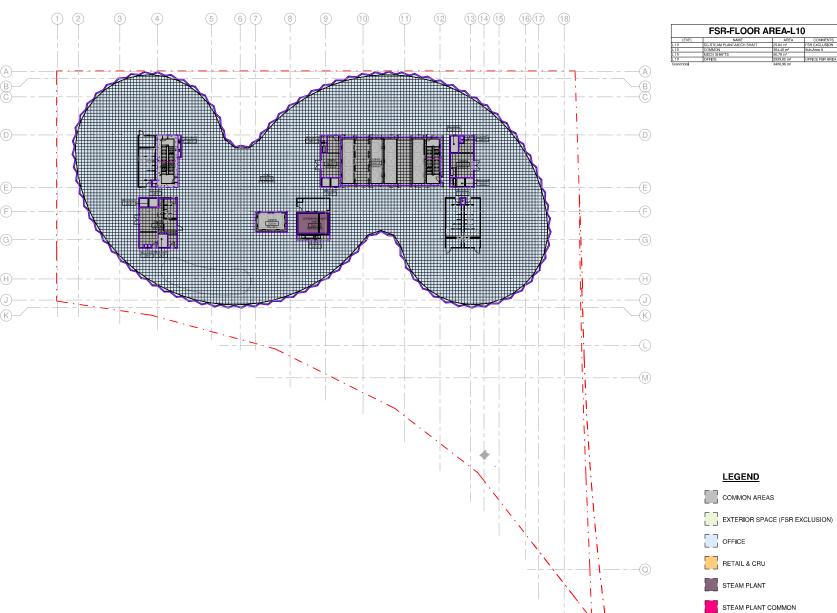
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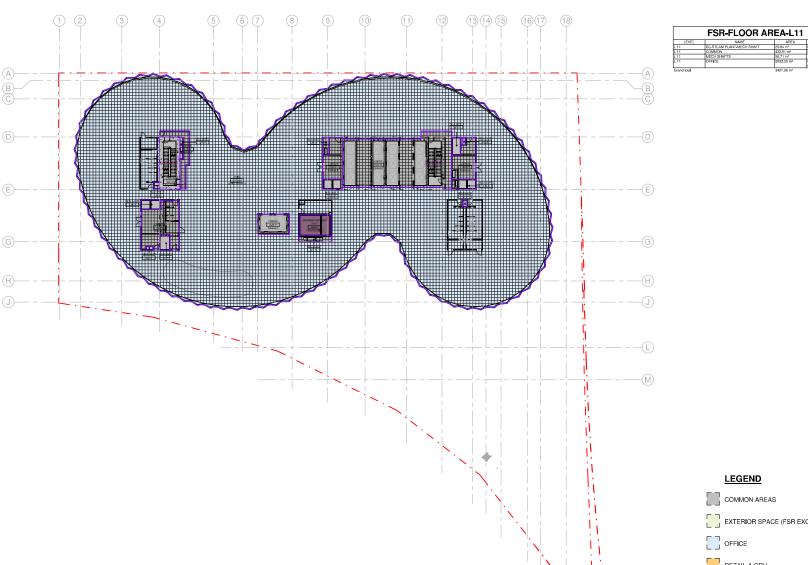
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FSR FLOOR AREA -LEVEL L10





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TRANSPORTATION VERTICAL TRANSPORTATION BUNT & ASSOCIATES ENG LTD. GUNN CONSULTANTS INC.



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COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

OFFICE

RETAIL & CRU

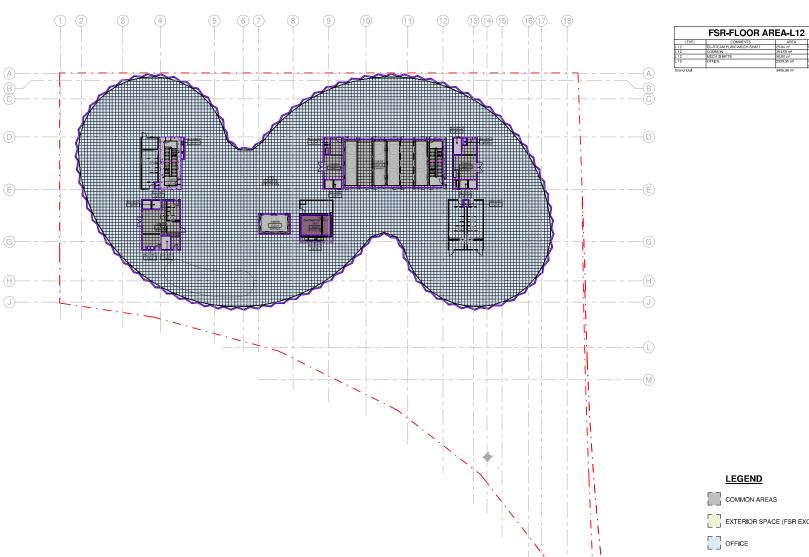
STEAM PLANT

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FSR FLOOR AREA -LEVEL L11





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TRANSPORTATION VERTICAL TRANSPORTATION BUNT & ASSOCIATES ENG LTD. GUNN CONSULTANTS INC.

LEGEND

COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

OFFICE

RETAIL & CRU

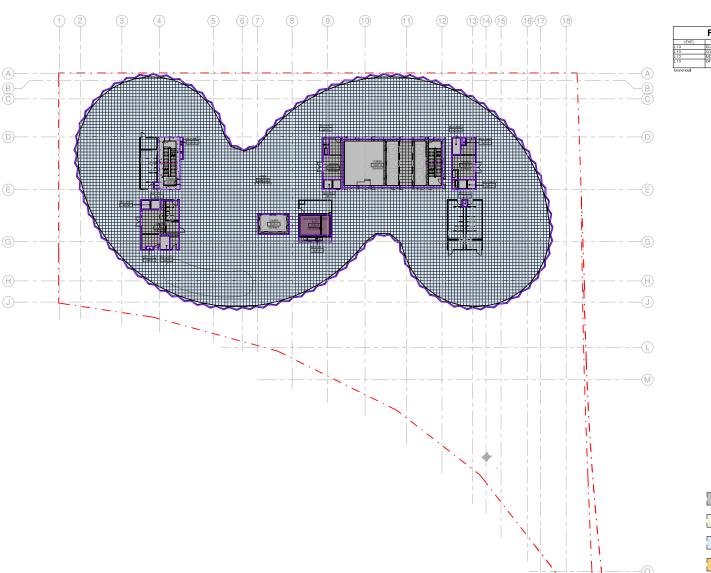
STEAM PLANT

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FSR FLOOR AREA -LEVEL L12



FSR-FLOOR AREA-L13

LEGEND

COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

OFFICE

RETAIL & CRU

STEAM PLANT

STEAM PLANT COMMON

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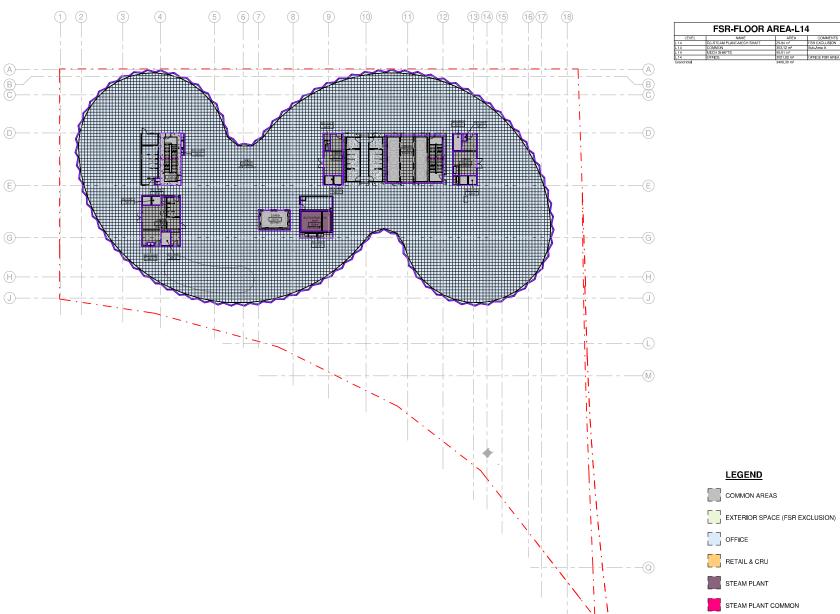
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FSR FLOOR AREA -LEVEL L13





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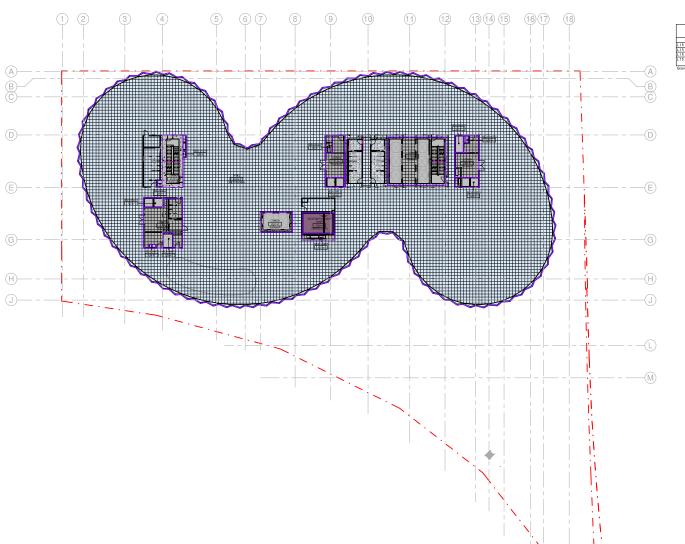
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FSR FLOOR AREA -LEVEL L14



FSR-FLOOR AREA-L15			5
LEVEL	NAME	AREA	COMMENTS
L 15	CE-STEAM PLANT-MECH SHAFT	25.84 m²	FSR EXCLUSION
L 15	COMMON	302,77 m²	Sub-Area A
L 15	MECH SHAFTS	55,11 m ²	
L 15	OFFICE	3022,84 m²	OFFICE FSR AREA
Grand total	-	2406 56 m2	_

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COMMON AREAS

EXTERIOR SPACE (FSR EXCLUSION)

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1 FSR FLOOR AREA - LEVEL L15



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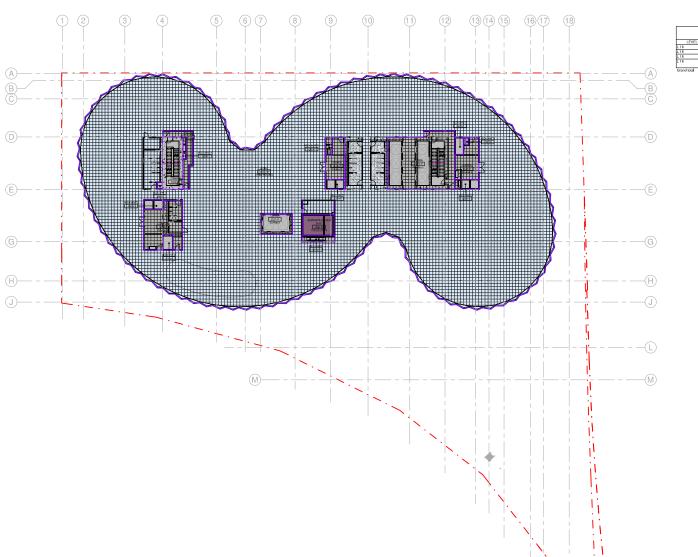
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FSR FLOOR AREA -LEVEL L15



FSR-FLOOR AREA-L16			
LEVEL	NAME	AREA	COMMENTS
L 16	CE-STEAM PLANT-MECH SHAFT	25.84 m²	FSR EXCLUSION
L 16	COMMON	359,56 m²	Sub-Area A
L 16	MECH SHAFTS	54.46 m ²	
L 16	OFFICE	2986.14 m²	OFFICE FSR AREA
Grand total		3406,00 m²	•

<u>LEGEND</u>

COMMON AREAS

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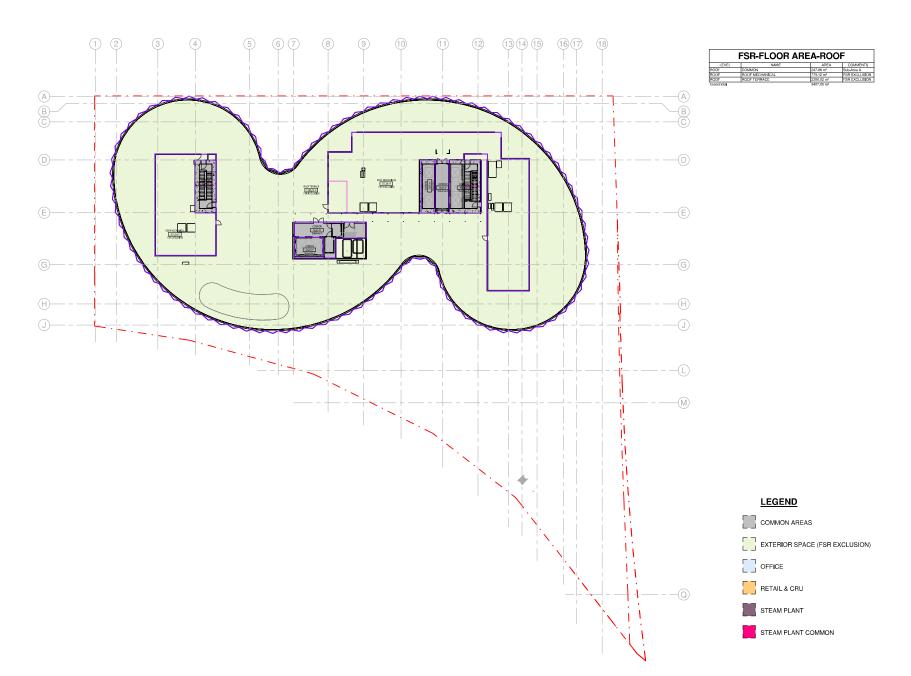
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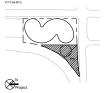
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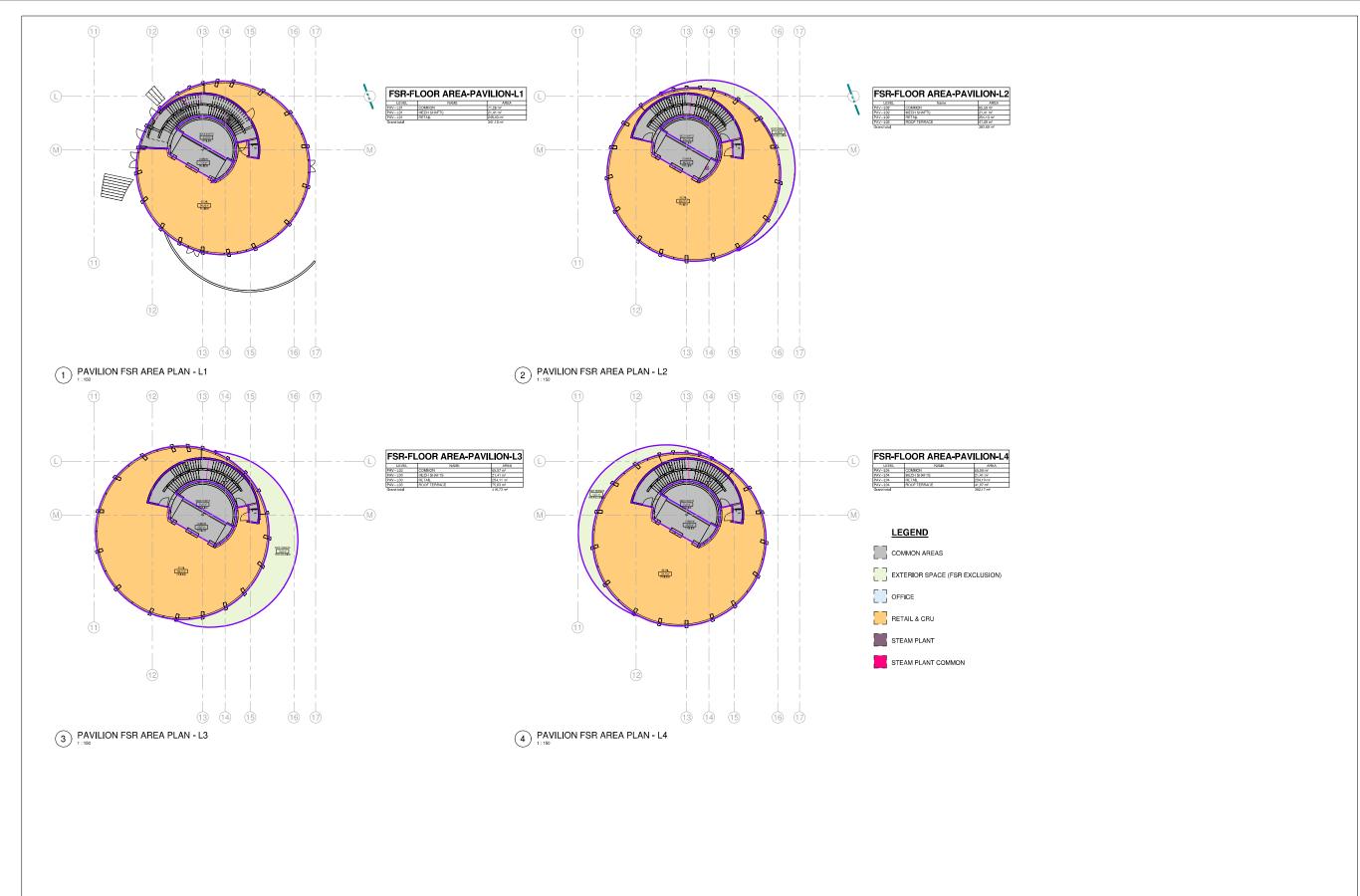
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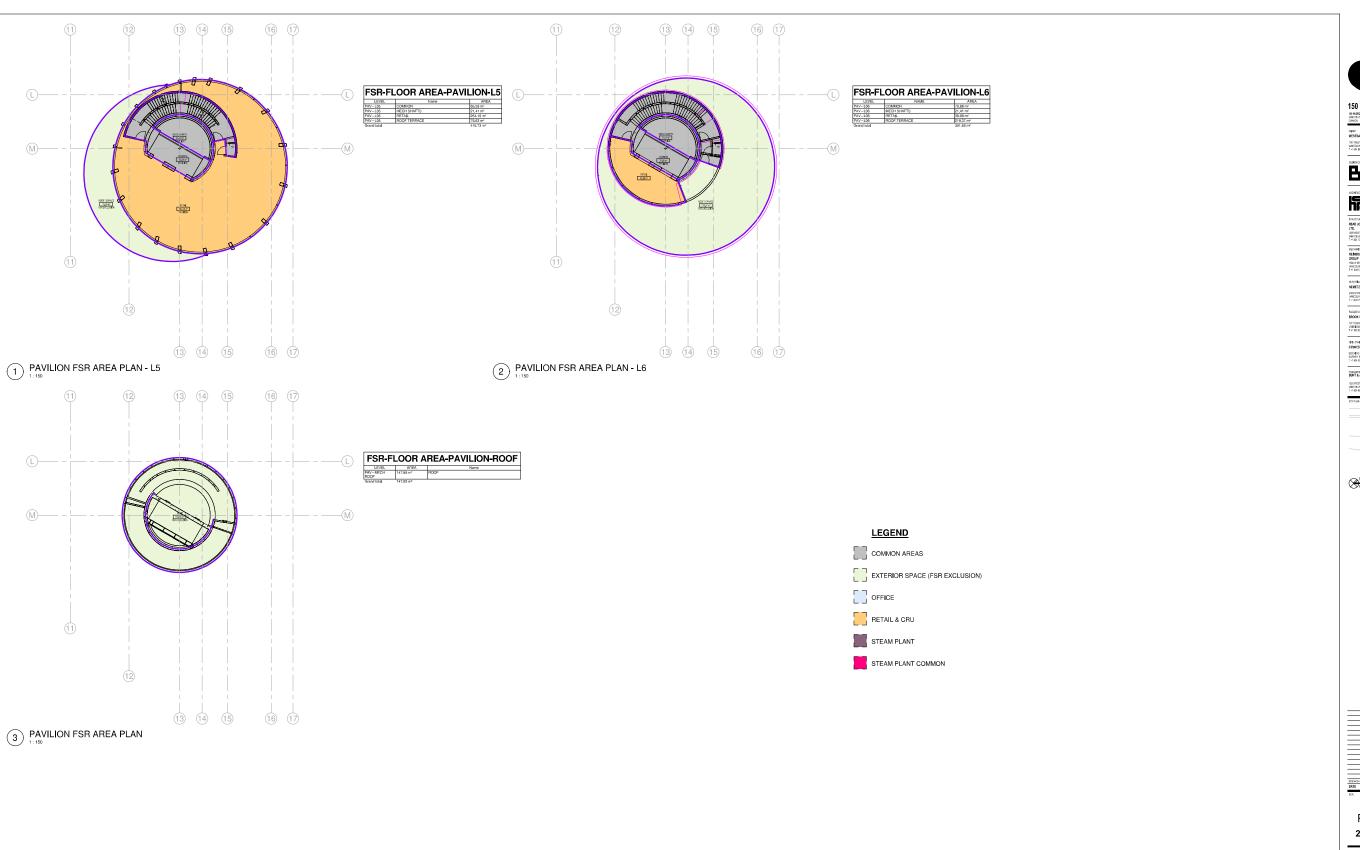
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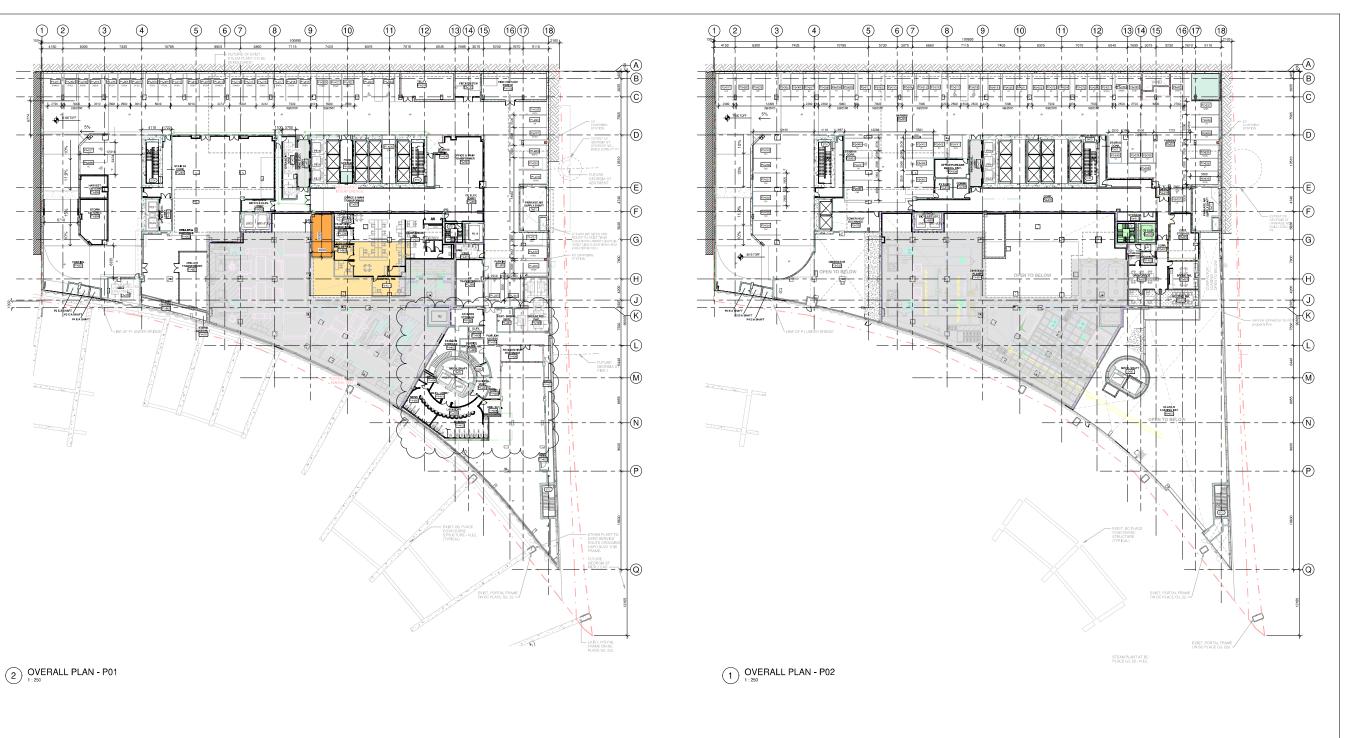
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PHASE 2 - OVERALL PLANS - P05, P04, & P03







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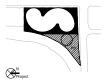
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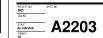
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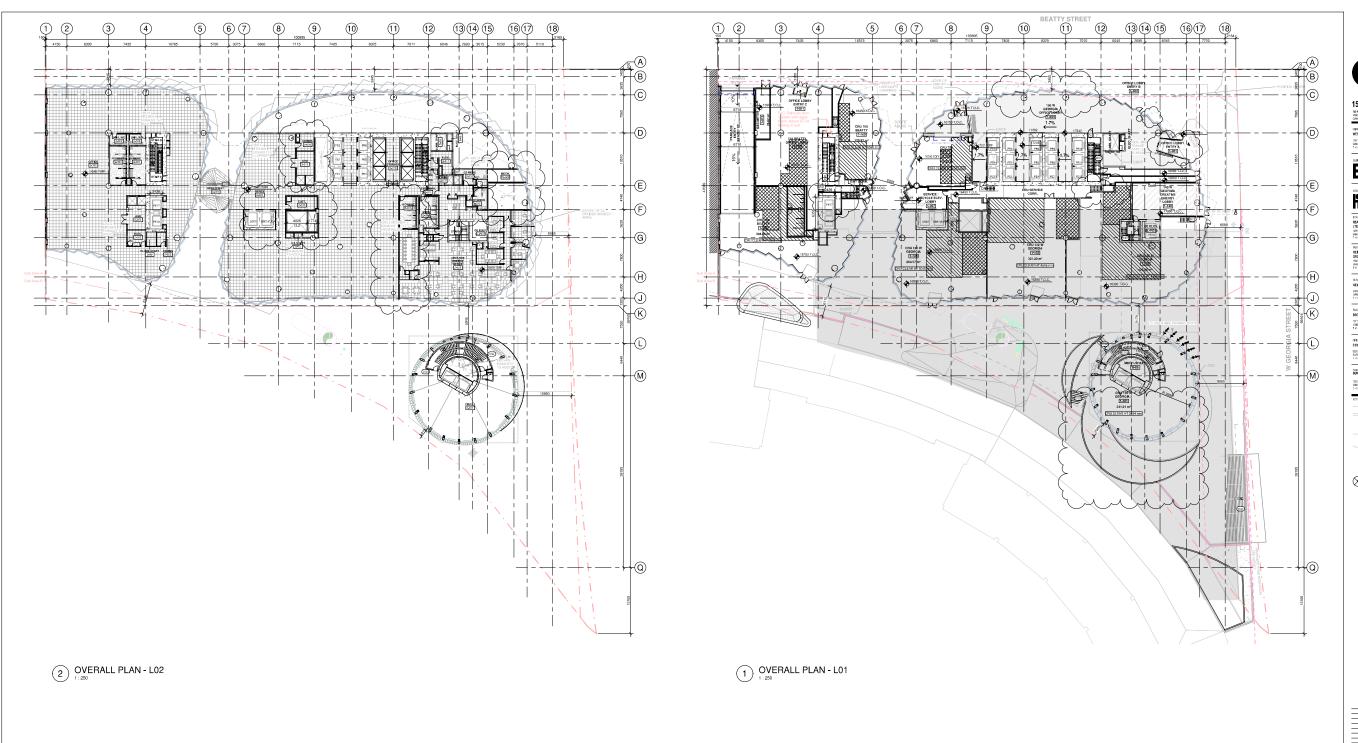
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PHASE 2 - OVERALL PLANS - P02 & P01







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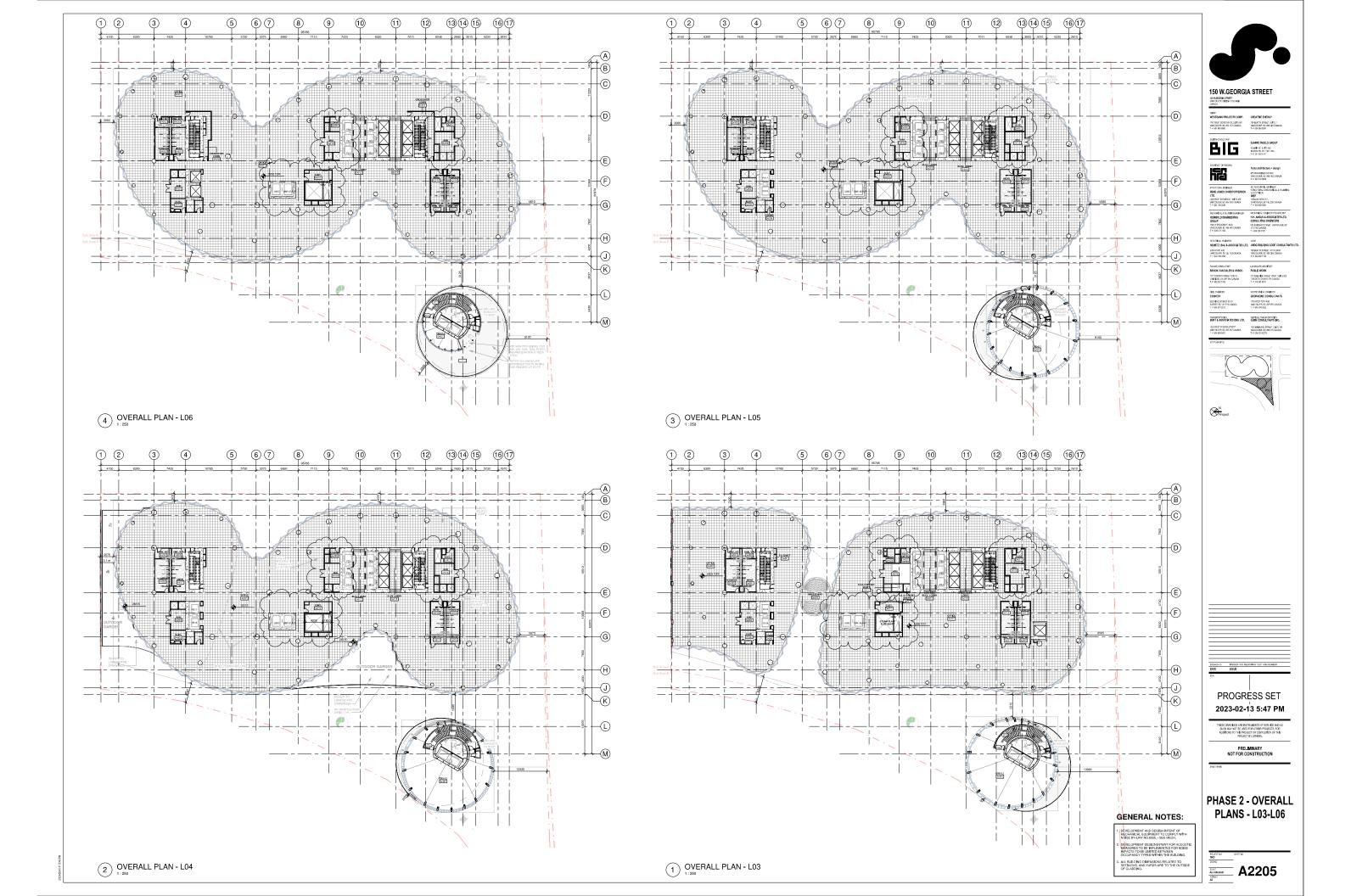
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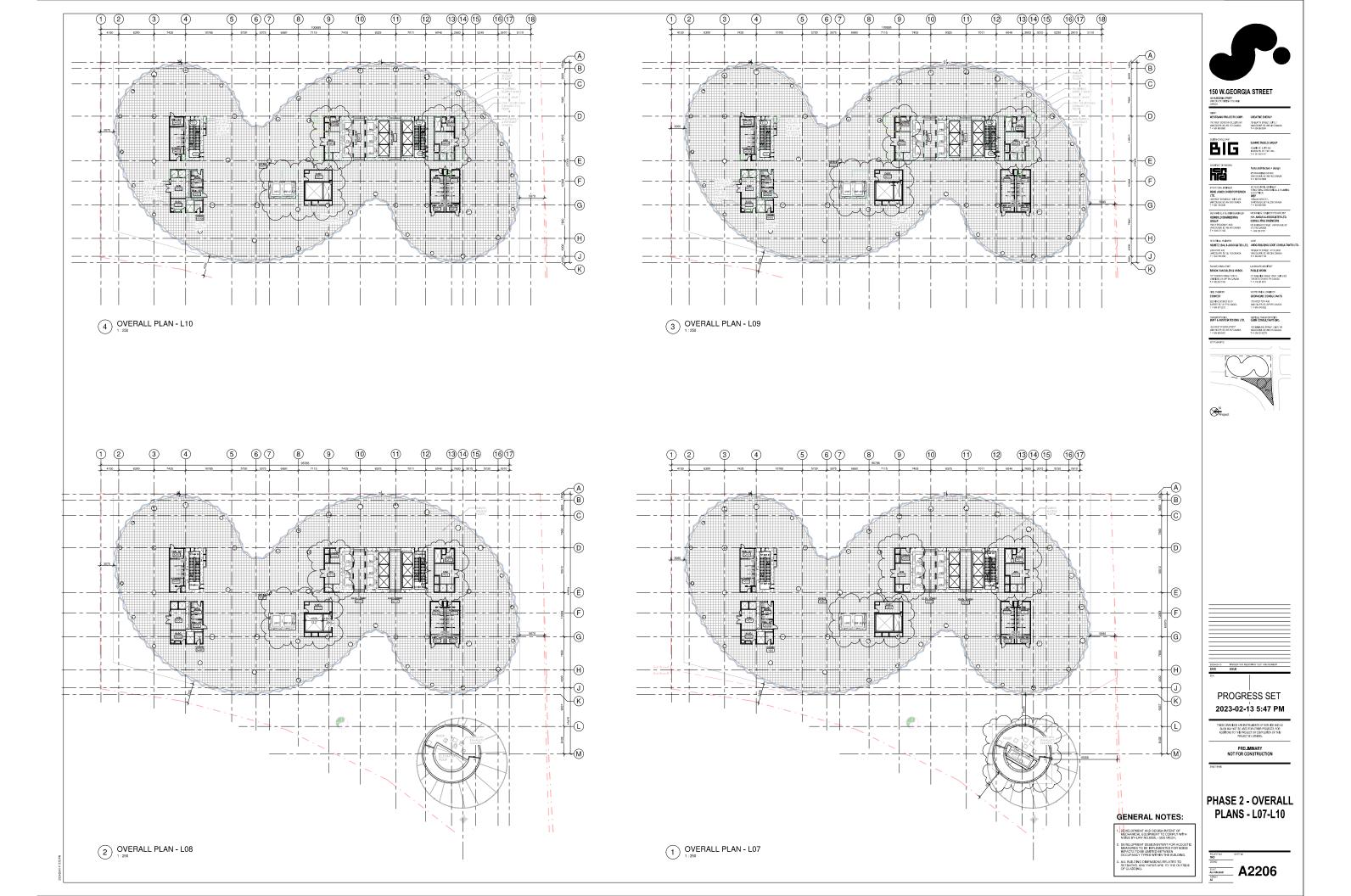
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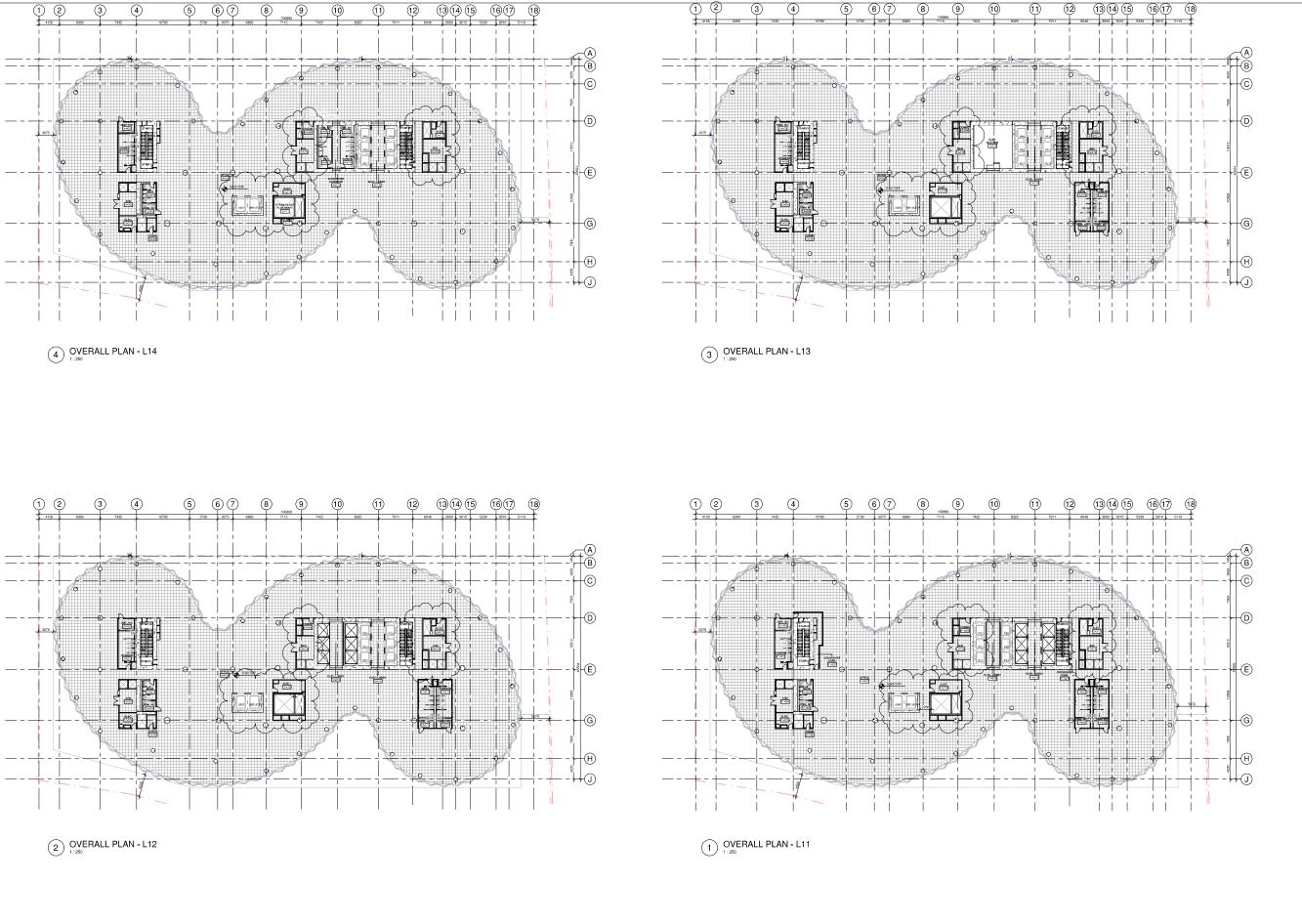
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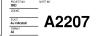
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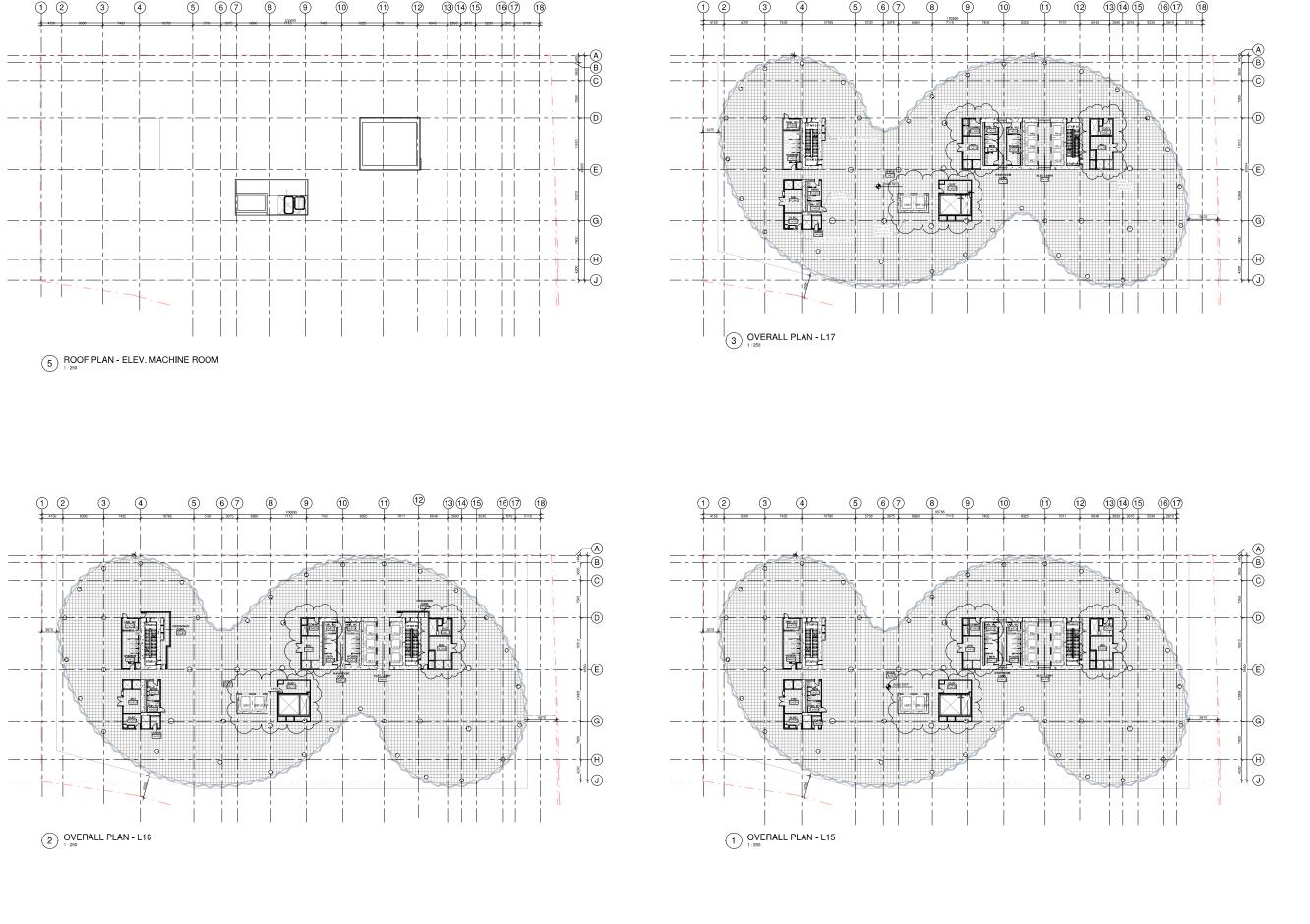
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PHASE 2 - OVERALL PLANS - L15-ROOF

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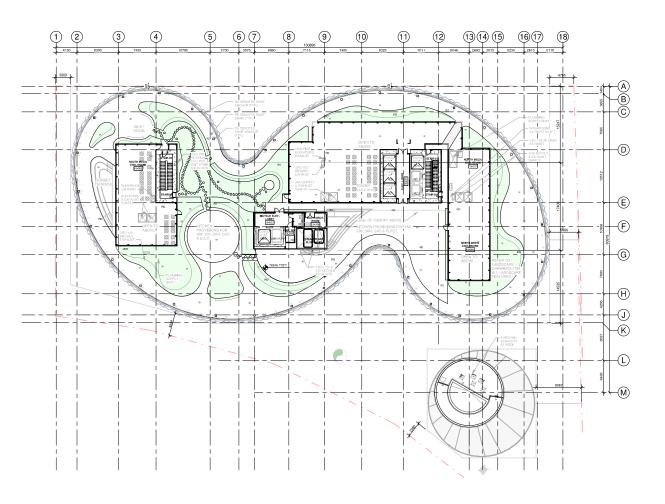
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OVERALL PLAN - ROOF



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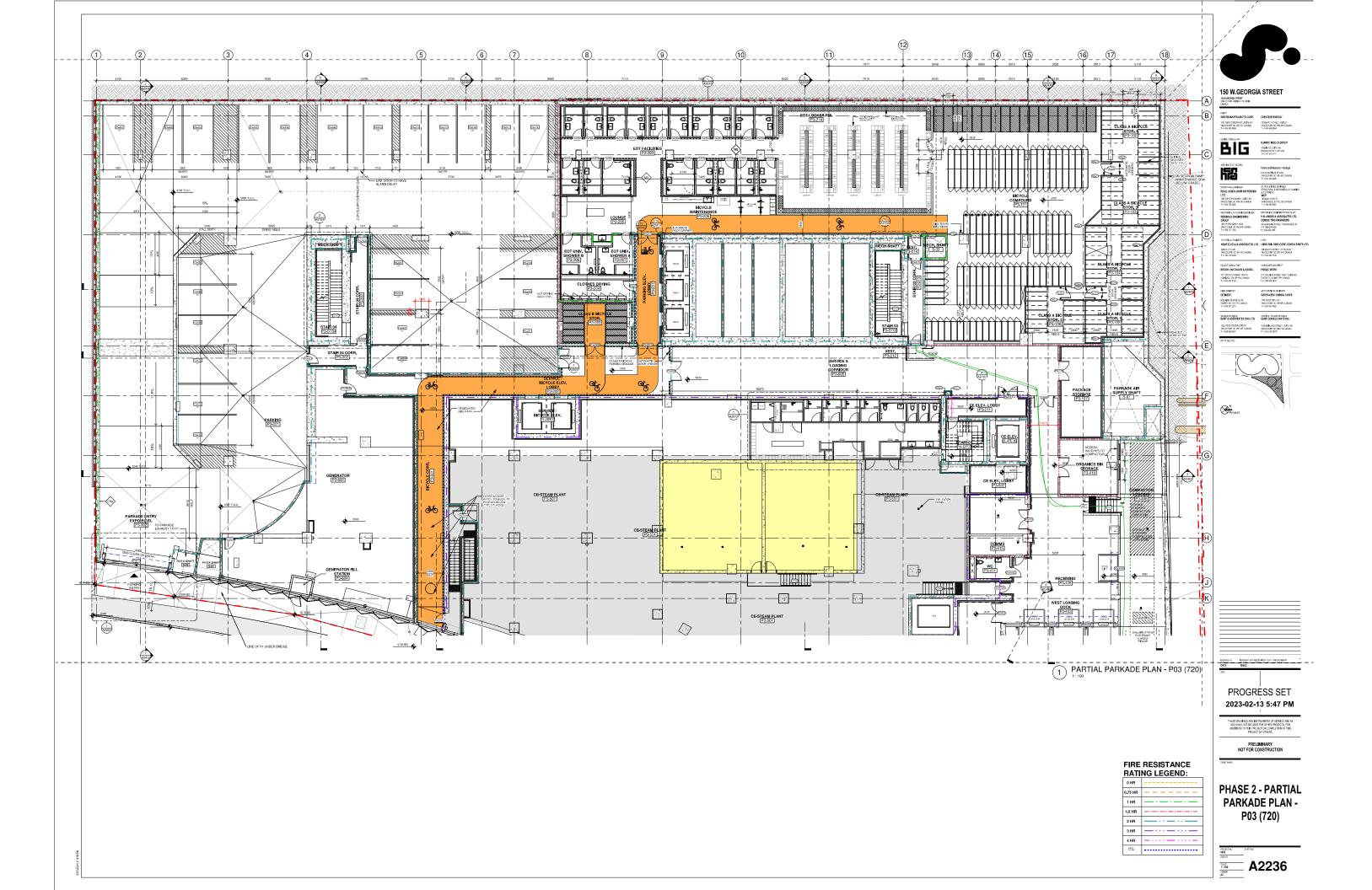
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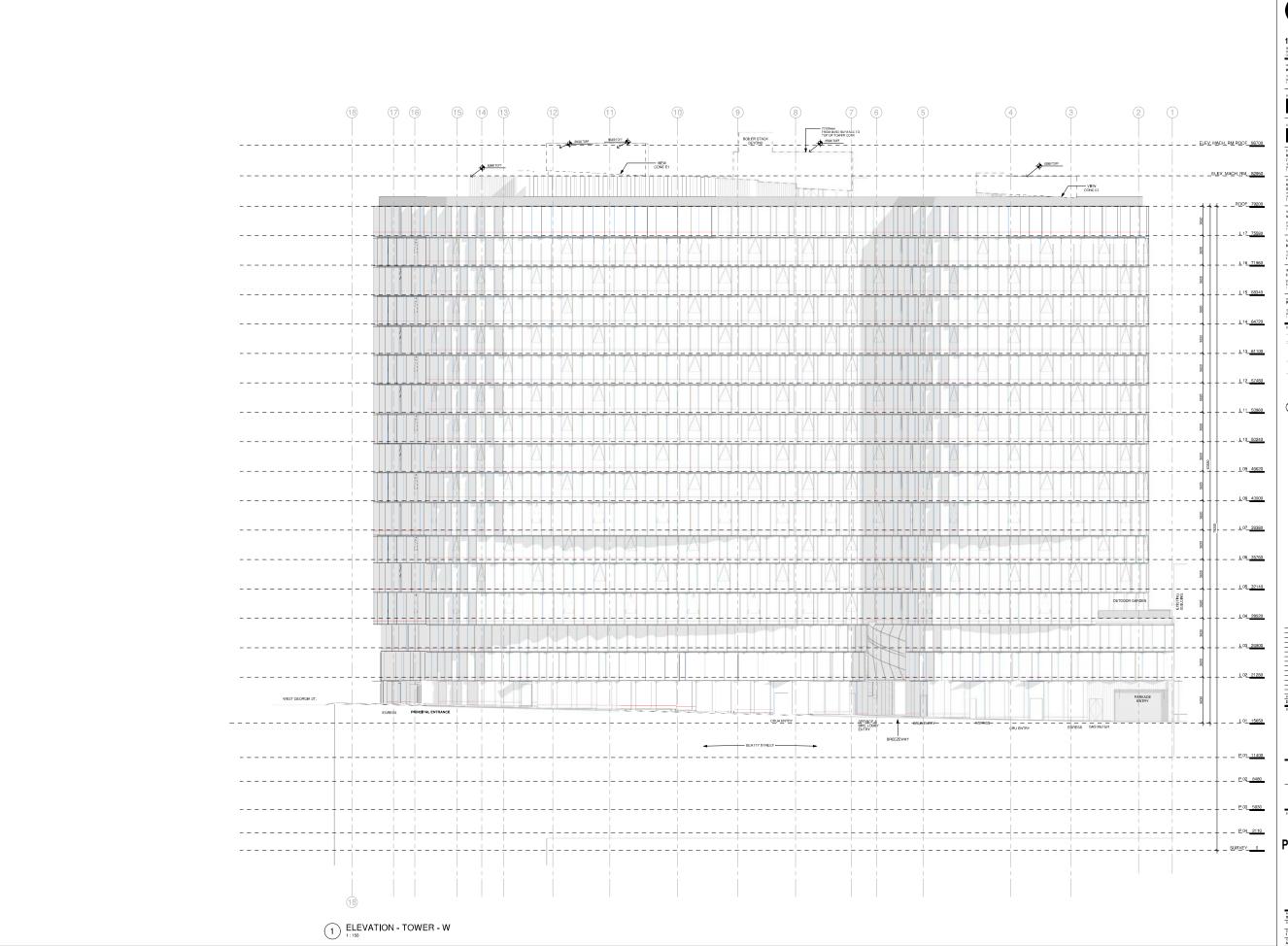
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PHASE 2 - OVERALL PLANS - ROOF

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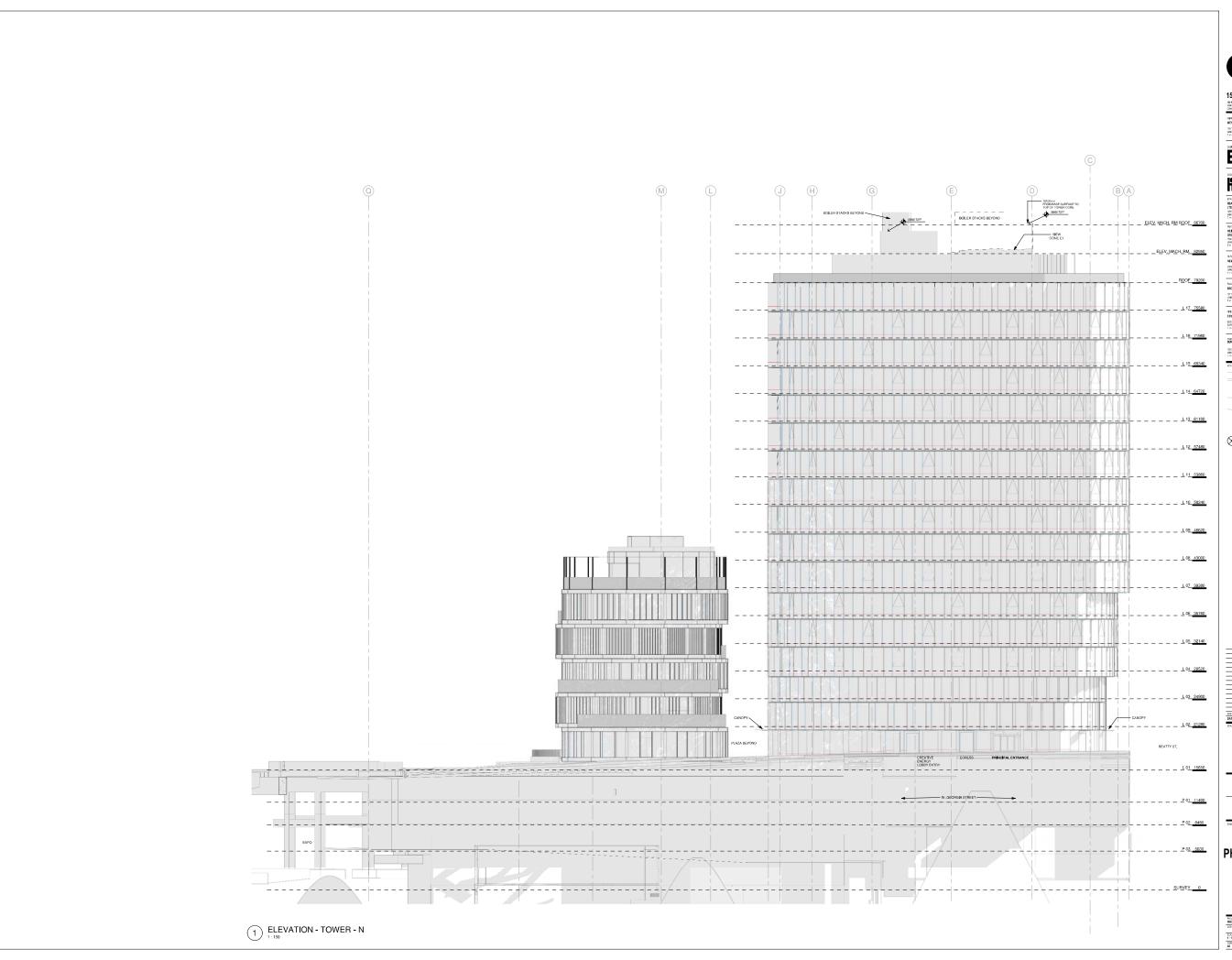




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PHASE 2 - BUILDING **ELEVATIONS -TOWER WEST**





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PHASE 2 - BUILDING **ELEVATIONS -TOWER NORTH**





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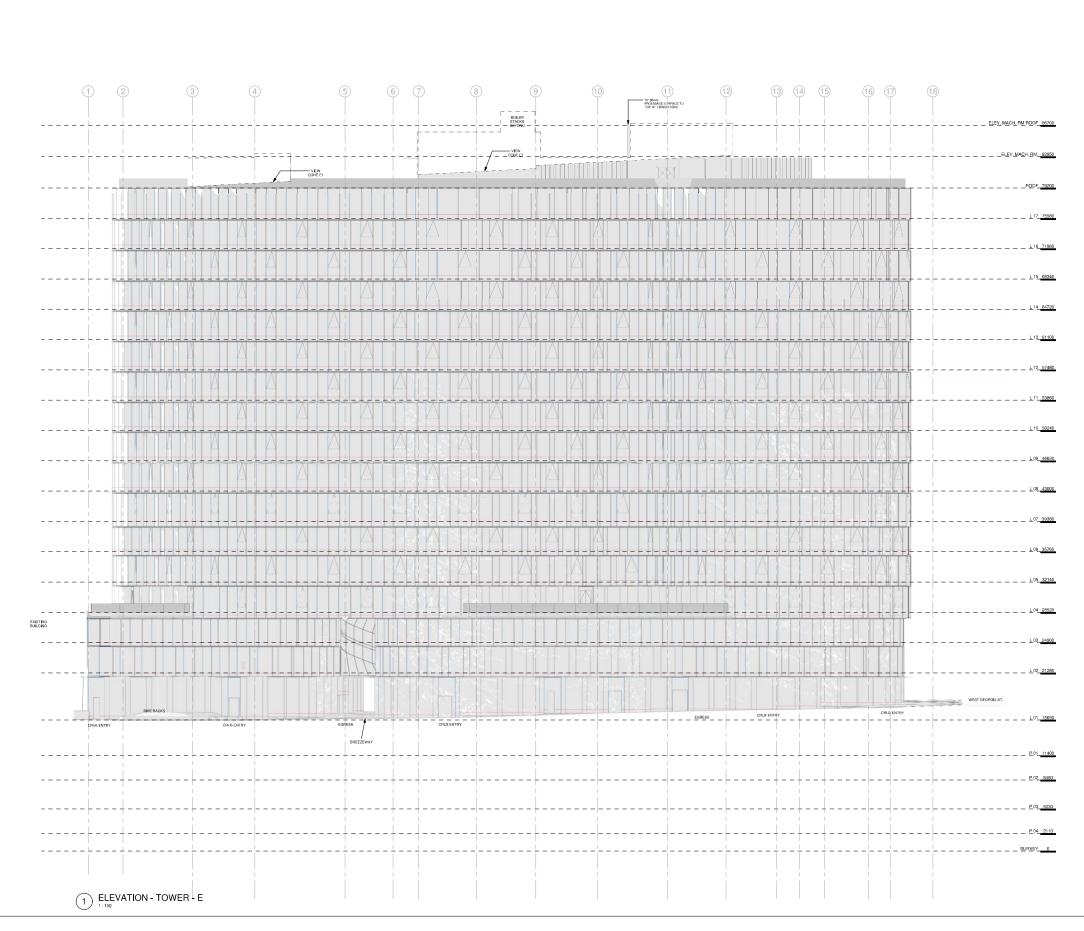
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PHASE 2 - BUILDING **ELEVATIONS** -**TOWER SOUTH**





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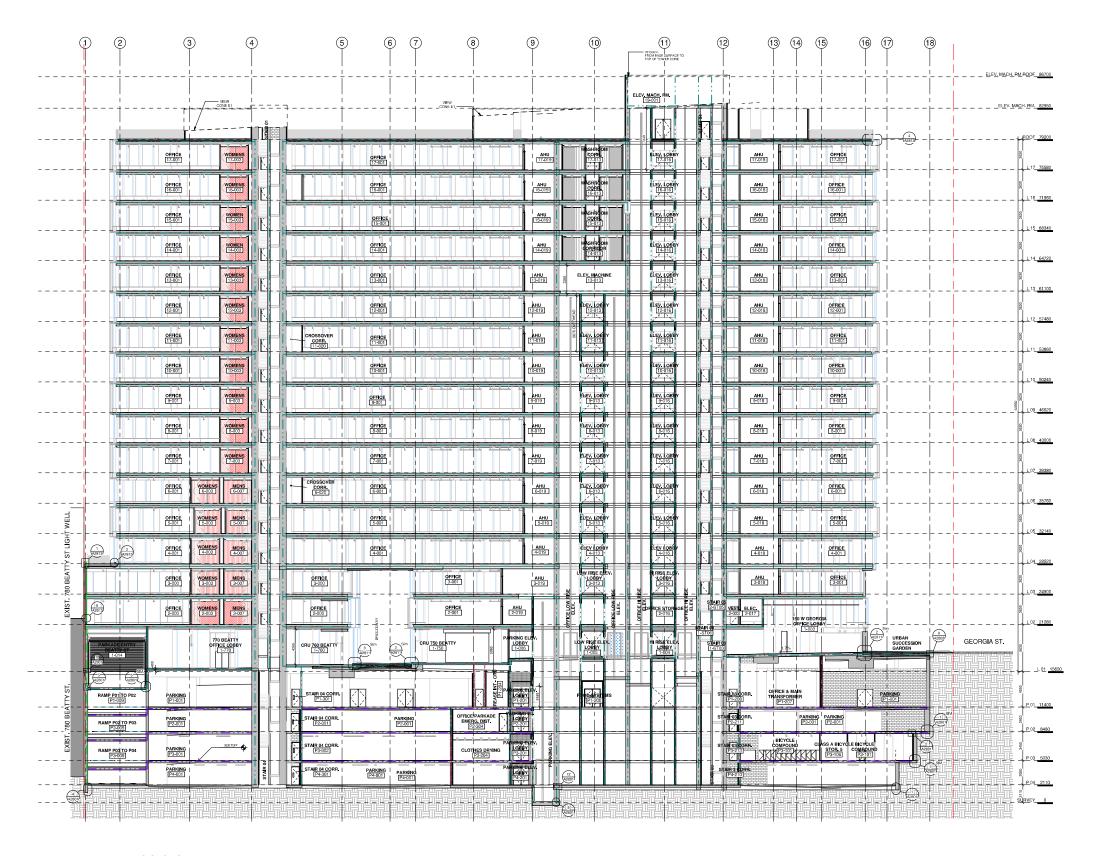
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PHASE 2 - BUILDING **ELEVATIONS** -**TOWER EAST**



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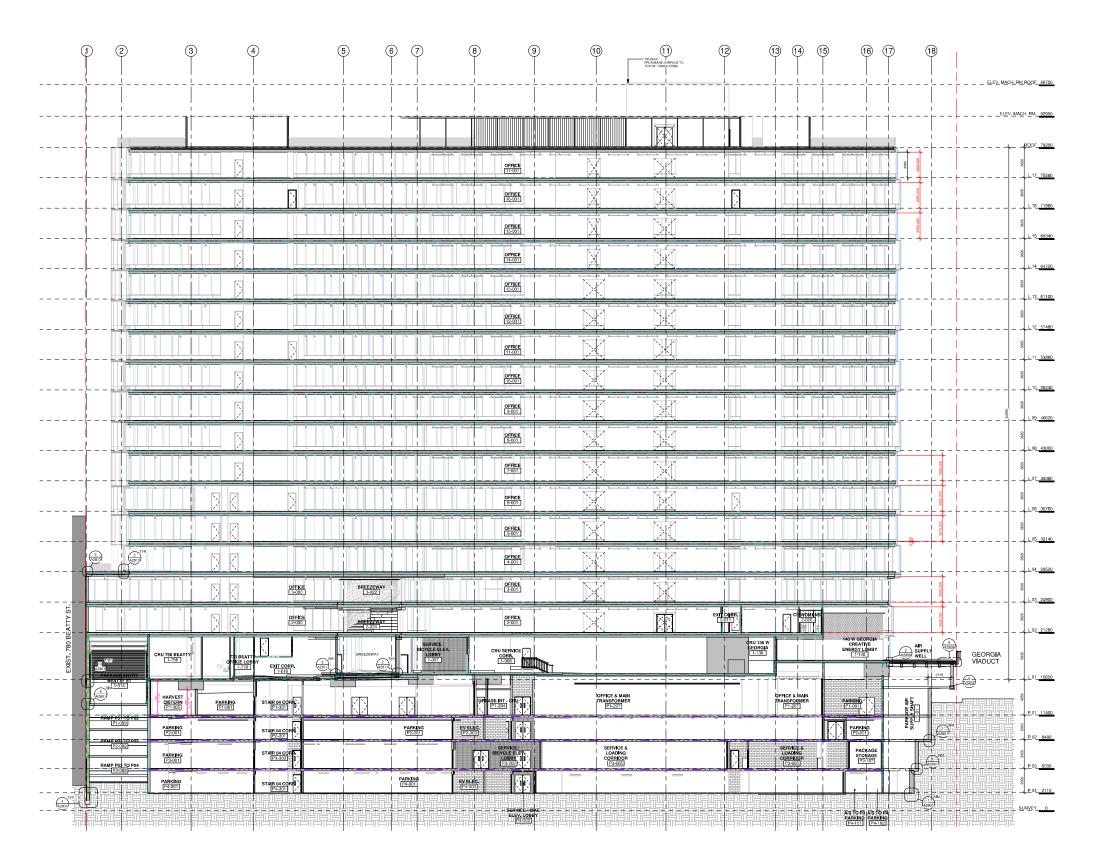
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PHASE 2 - BUILDING SECTIONS - TOWER N/S

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BUILDING SECTION -2 BREEZEWAY LANDING

FIRE RESISTANCE RATING LEGEND:

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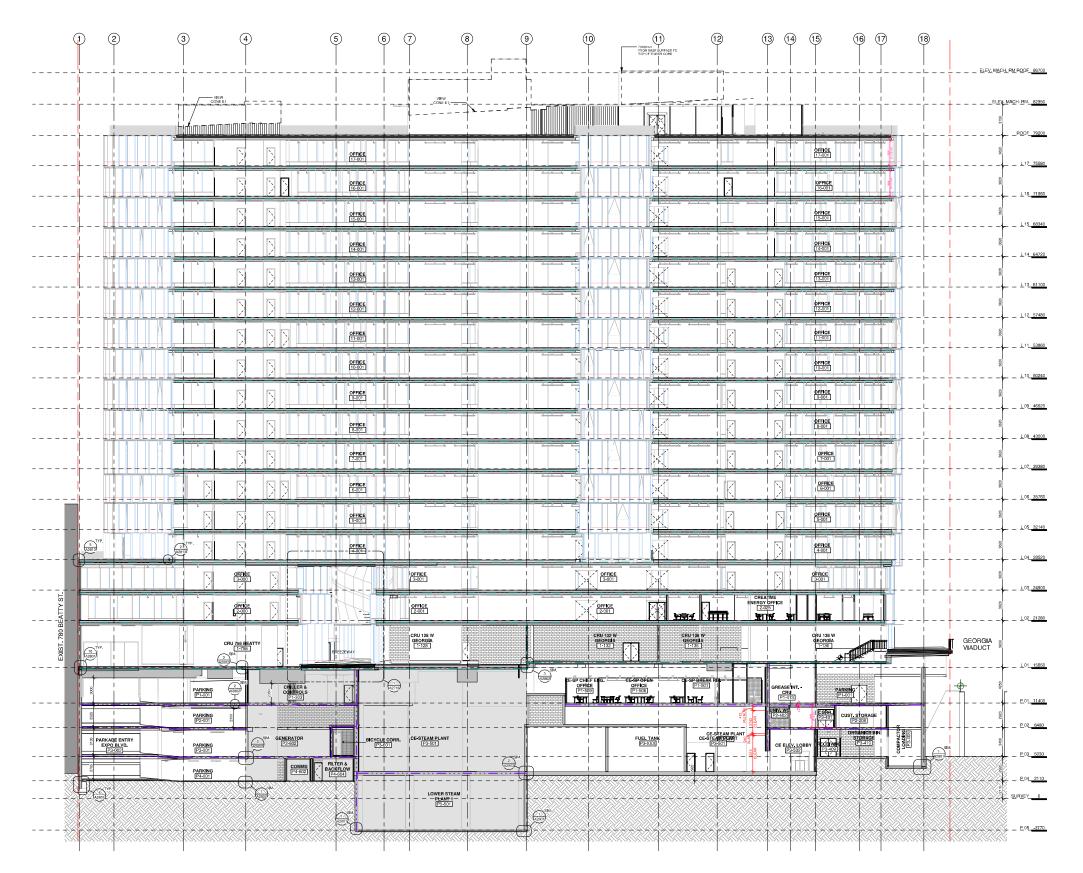
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PHASE 2 - BUILDING SECTIONS - TOWER N/S





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REINBOLD ENGINEERING	H.H. ANGUS & ASSOCIATES LTD.
GROUP	CONSULTING ENGINEERS
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VANCOUVER, BC VIU 5K9 CANADA	VIX 1M3 CANADA
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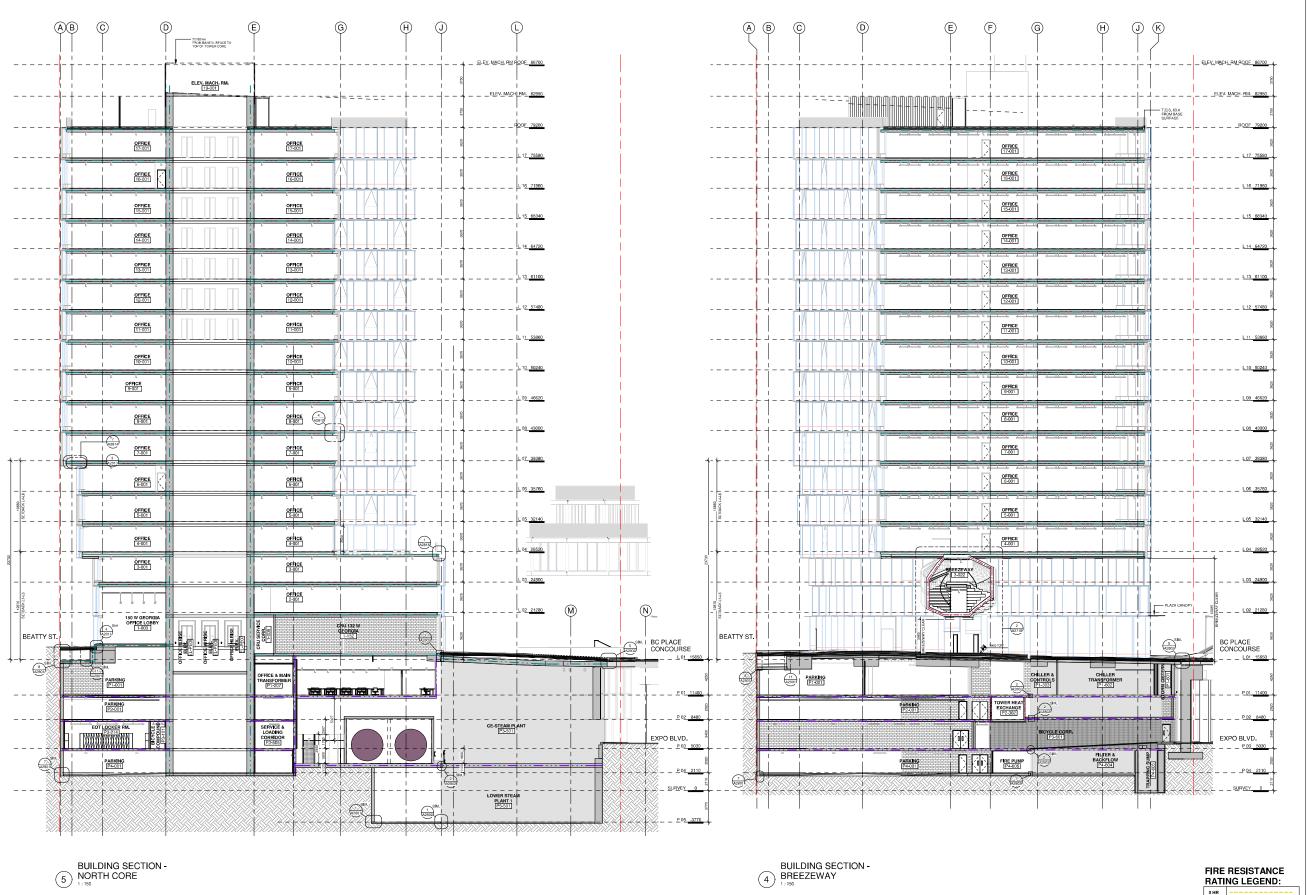




PHASE 2 - BUILDING SECTIONS - TOWER N/S



BUILDING SECTION -STEAM PLANT



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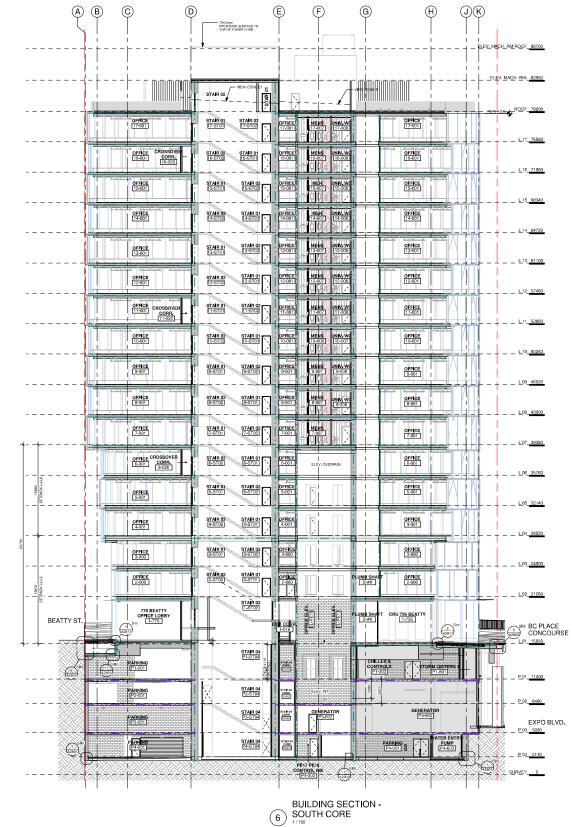
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PHASE 2 - BUILDING SECTIONS - TOWER E/W

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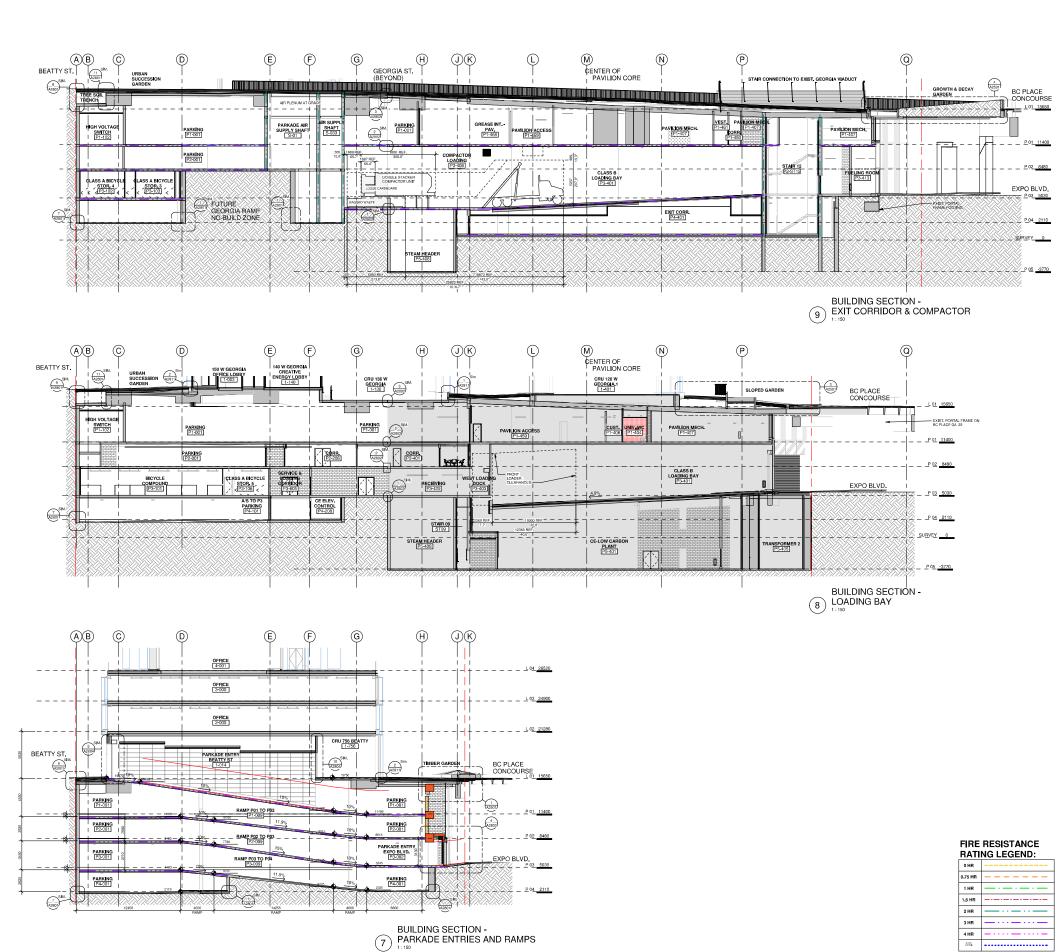
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PHASE 2 - BUILDING SECTIONS - TOWER E/W

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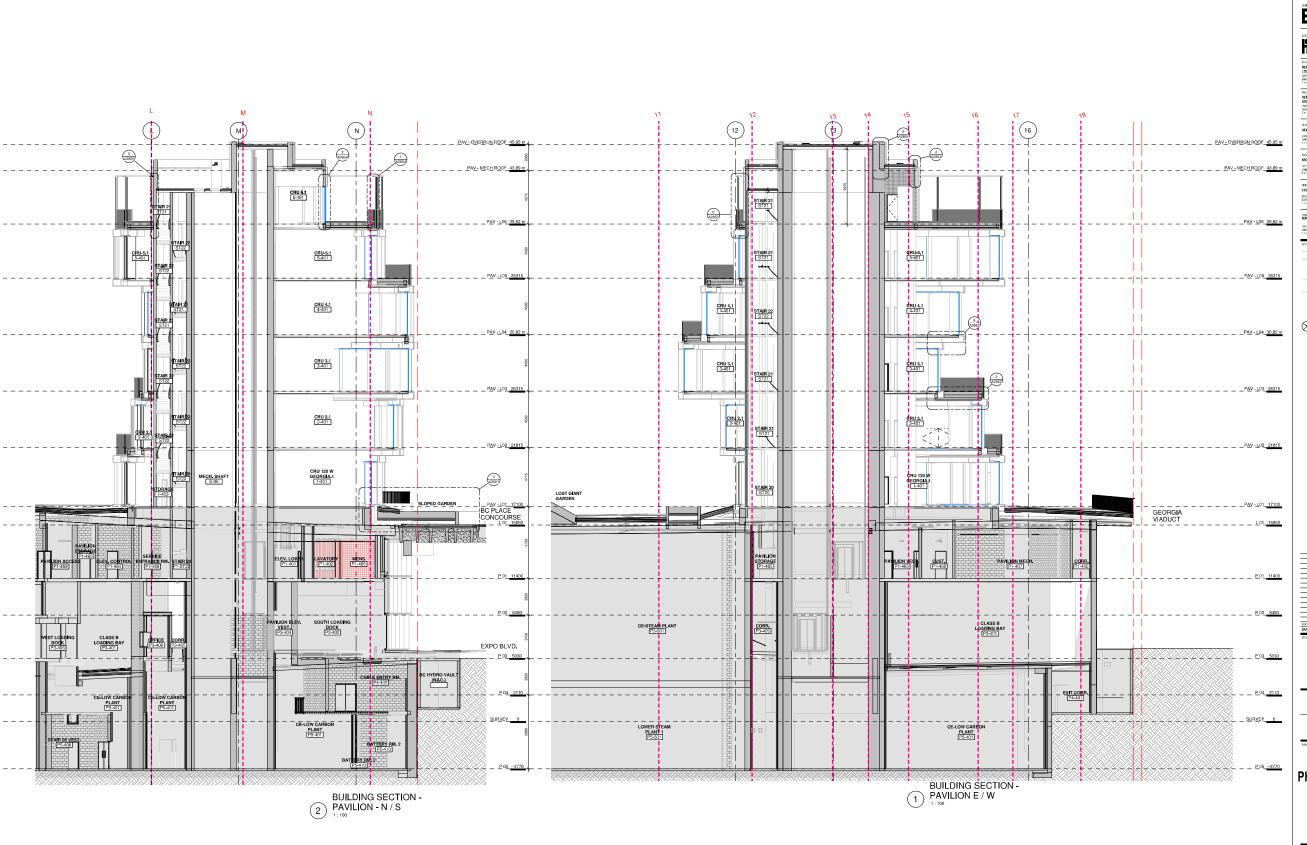


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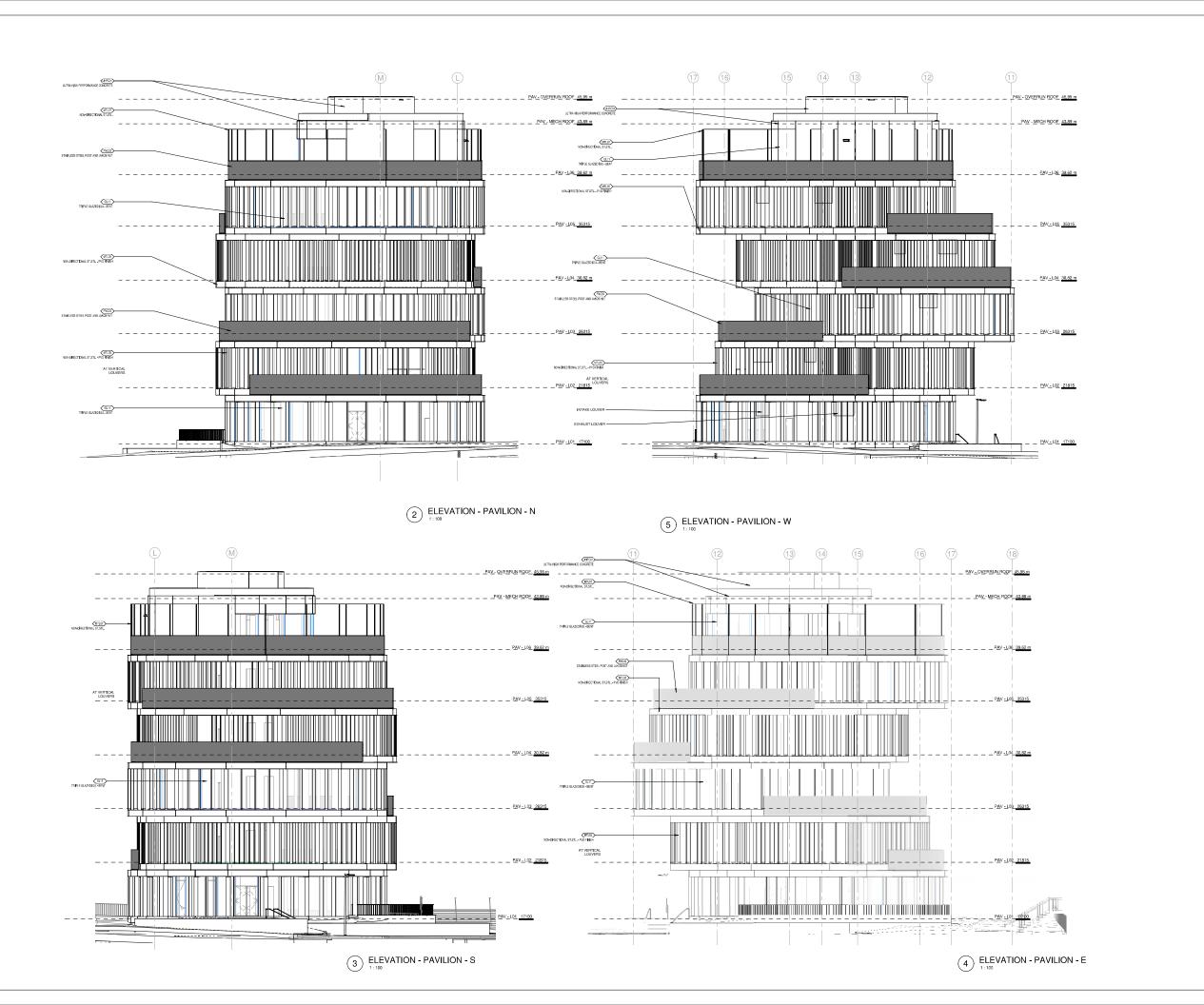
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